

FOR  
SALE



Kingfisher Way, Ollerton, Newark, Nottinghamshire NG22 9DZ

£310,000 - Freehold

Chadwells  
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## PROPERTY SUMMARY

Immaculately Presented Throughout...Modern Living At Its Best...No Upward Chain...Immaculately Presented Throughout... This breath taking four bedroom detached house is situated on the Rufford Oaks Development within sought after village of Ollerton and is finished to an exceptionally high standard throughout. No expense was spared when completing this property with several upgrades throughout. Designed with families in mind internally the ground floor comprises of a lounge, large cloakroom, utility room and an open plan kitchen/living space. To the first floor is a family bathroom and four well proportioned bedrooms with fitted wardrobes and a modern en-suite shower room to the master bedroom.

## POINTS OF INTEREST

- No Upward Chain
- Modern day living at its best....
- Immaculately Presented
- Four Spacious Bedrooms
- Generous Corner Plot
- Driveway parking leading to a single garage with Electric Car Charger
- Desirable Location



**Entrance Hall**

Accessed through a composite door and having tiled flooring, built in storage cupboard, pendant light fitting and radiator.

**Lounge**

3.29m x 4.45m (10' 10" x 14' 7") With dual aspect uPVC windows, carpet flooring, TV point, radiator, ceiling light fittings.

**Open Plan Living Space**

6.75m x 5.11m (22' 2" x 16' 9") The contemporary kitchen area is fitted with a range of wall and base units having straight edge work surfaces over inset with one and half bowl stainless steel sink, drainer and mixer tap. There is a matching centre island which allows the perfect place to enjoy a morning coffee and also houses a induction hob with stainless steel extractor hood above. Additional benefits in the kitchen include an integrated fridge freezer, dishwasher, eye level electric oven and separate microwave with warming drawer below. As well as the modern fitted kitchen the open plan living space benefits from bi-folding doors opening onto the side garden, two radiators, three ceiling light fittings, ceiling spotlights, two uPVC windows to the front aspect, TV point and tiled flooring.

**Cloakroom**

1.64m x 1.64m (5' 5" x 5' 5") Fitted with a low flush WC and wall mounted hand wash basin. Tiled flooring, obscure uPVC window, part tiled walls, ceiling spotlights and extractor fan.

**Utility Cupboard**

With space and plumbing for a washing machine, extractor fan and light fitting.

**First Floor Landing**

With carpet flooring, loft access, pendant light fitting and built in storage cupboard housing this boiler.

**Master Bedroom**

3.84m x 3.94m (12' 7" x 12' 11") With fitted wardrobes, two uPVC windows to the front aspect, carpet flooring, radiator, ceiling light fitting, TV and BT points. Door leading to en-suite.

**Bedroom Two**

3.74m x 2.84m (12' 3" x 9' 4") With carpet flooring, dual aspect uPVC windows, pendant light fitting and radiator.

**Bedroom Three**

2.88m x 2.87m (9' 5" x 9' 5") With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

**Bedroom Four**

2.82m x 2.24m (9' 3" x 7' 4") With carpet flooring, uPVC window to the side aspect, pendant light fitting and radiator.

**Family Bathroom**

1.89m x 2.25m (6' 2" x 7' 5") Fitted with a three-piece suite comprising bath with wall mounted taps, handheld shower fitting and a rainfall shower head above, hand wash basin set in wall mounted modern vanity unit and low flush WC. Additional benefits include obscure uPVC window to the rear aspect, ceiling spotlights, modern tiled walls, chrome heated towel rail, shaver point, extractor fan and vinyl flooring.

**Externally**

The front of the property is mainly laid to lawn with a path leading to the front door.

The side of the property boasts a generous fully enclosed garden which is mainly laid to lawn with a paved patio and a further decked area. Additional benefits include raised flower beds, an outside water tap and gated access to the rear of the property allowing access to the driveway and garage.

**Garage**

With metal up and over door, internal power and lighting and external car charger.

## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** B (83)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



