



*Canary Grove*

*New Ollerton*



£210,000

**Chadwells**  
Estate & Letting Agents



18

CANARY GROVE  
LEADING TO  
BANKSMAN WAY



*Standing Proudly on a corner plot..... Perfect Family Home in Desirable Location*



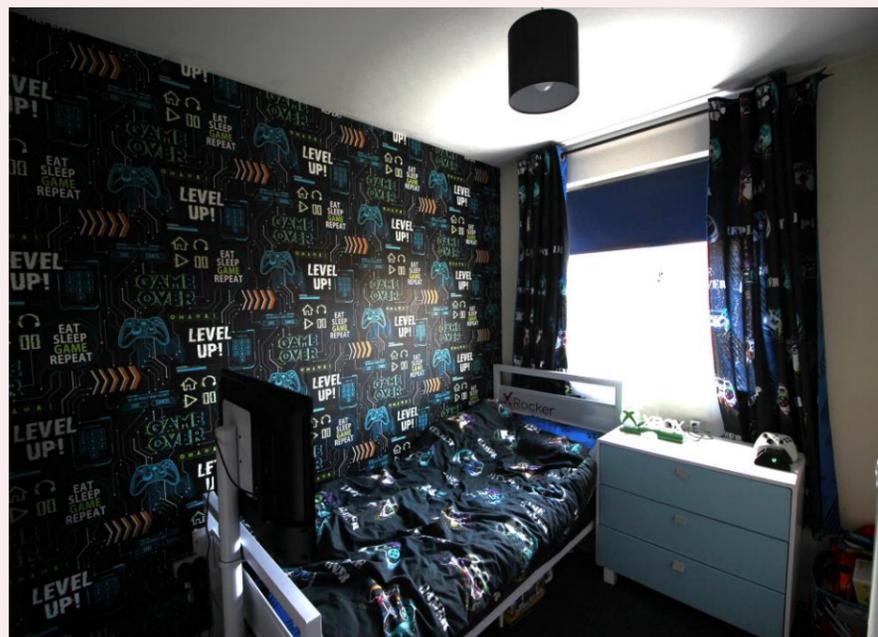


*Canary Grove*



# Welcome

MODERN & HOMELY!.. Welcoming to the market this lovely three-bedroom detached family home with garage, private driveway, garage and gardens to the front and rear of the property. Well-presented and modern throughout, this three bedroom detached property is a terrific find for first-time buyers or those looking to extend their living space. The ground floor welcomes a bright living room with exposed staircase. There's also a handy under stairs storage cupboard. The kitchen/diner is equipped with a range of modern wall and base units to utilise with integrated electric oven, gas hob and extractor fan, along with space for all essential appliances. There is ample dining space to enjoy sit down meals together with patio doors that open onto the garden creating a flexible living space. There is also a downstairs w/c. The first floor offers three bedrooms with lots of space and flexibility to make your own. The family bathroom is complete with a modern white three-suite Externally you will be pleased to find a fully enclosed garden to the rear that is mainly laid to lawn with a patio area. You can also gain access to the garage from the rear garden. The garden to the front is laid with private driveway with access to the garage and rear garden.



# Step inside...

## **Entrance Hallway** *6' 5" x 3' 5" (1.96m x 1.03m)*

uPVC double glazed window to side elevation, radiator, ceiling light fitting, carpet flooring and doors leading to lounge and WC.

## **Cloakroom** *5' 2" x 2' 9" (1.58m x 0.84m)*

Obscure uPVC double glazed window to side, two piece white suite, ceiling light fitting, radiator and vinyl flooring.

## **Lounge** *14' 8" x 14' 6" (4.46m x 4.43m)*

Open staircase with uPVC double glazed window to front, ceiling light fitting and carpet flooring.

## **Kitchen/Diner** *9' 5" x 14' 10" (2.88m x 4.53m)*

Fitted with a number of wall and base units with roll top work surfaces over inset with a stainless steel sink, drainer and mixer tap. Electric oven, hob and extractor fan above, uPVC window to the rear, radiator, ceiling light fitting, vinyl flooring and uPVC French doors leading to patio area.

## **Bedroom One** *13' 0" x 8' 2" (3.95m x 2.5m)*

Ceiling light fitting, carpet flooring, radiator and uPVC double glazed window to front elevation.

## **Bedroom Two** *11' 2" x 8' 2" (3.41m x 2.50m)*

Radiator, uPVC double glazed window to rear and ceiling light fitting.

## **Bedroom Three** *8' 0" x 6' 0" (2.45m x 1.84m)*

Ceiling light fitting, radiator, carpet flooring, wardrobe and uPVC double glazed window to rear.

## **Family Bathroom** *6' 2" x 6' 1" (1.88m x 1.86m)*

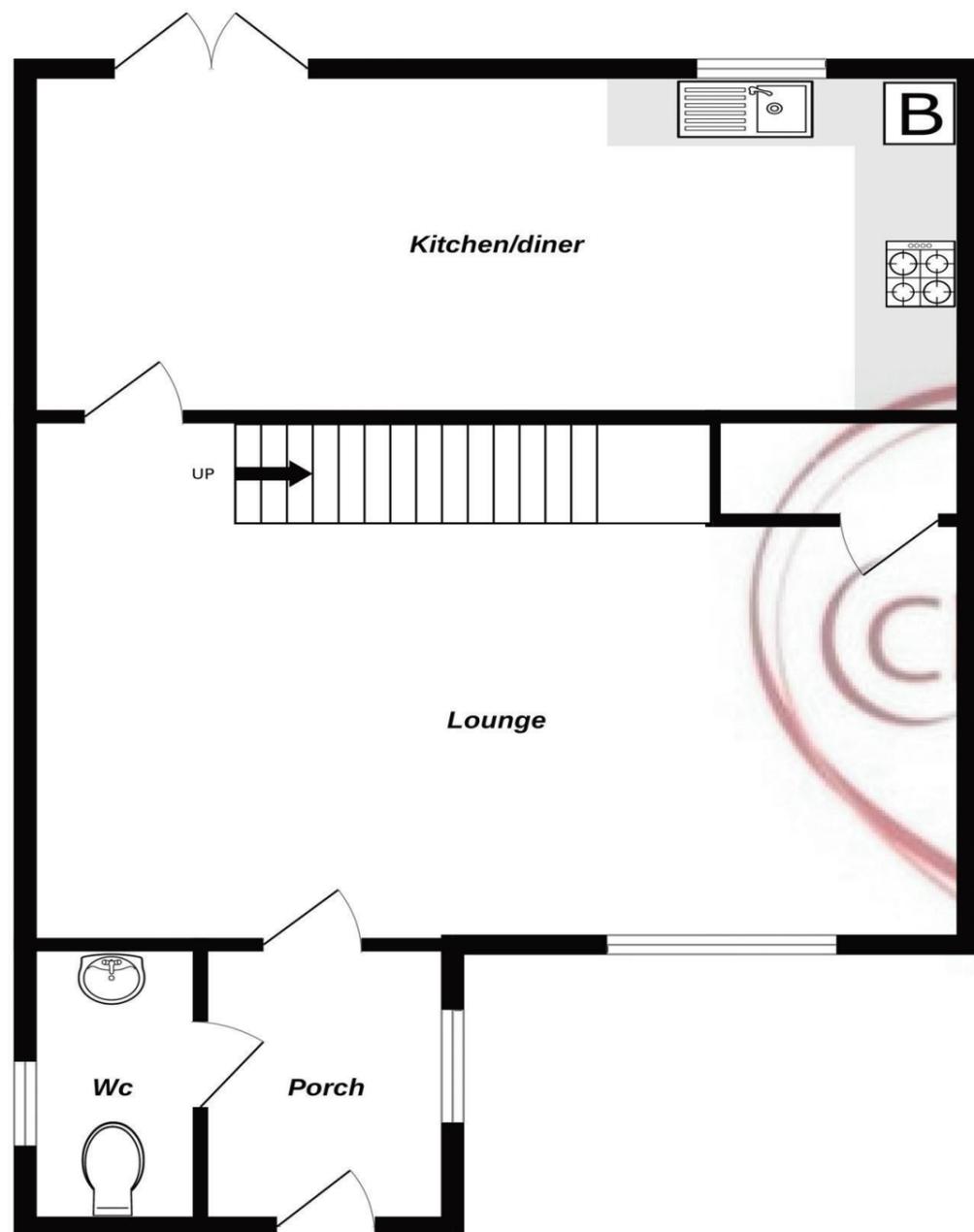
White 3 piece suite. Obscure window to rear of property. Radiator, ceiling light and extractor fan.

## **Garage** *17' 5" x 9' 0" (5.3m x 2.75m)*

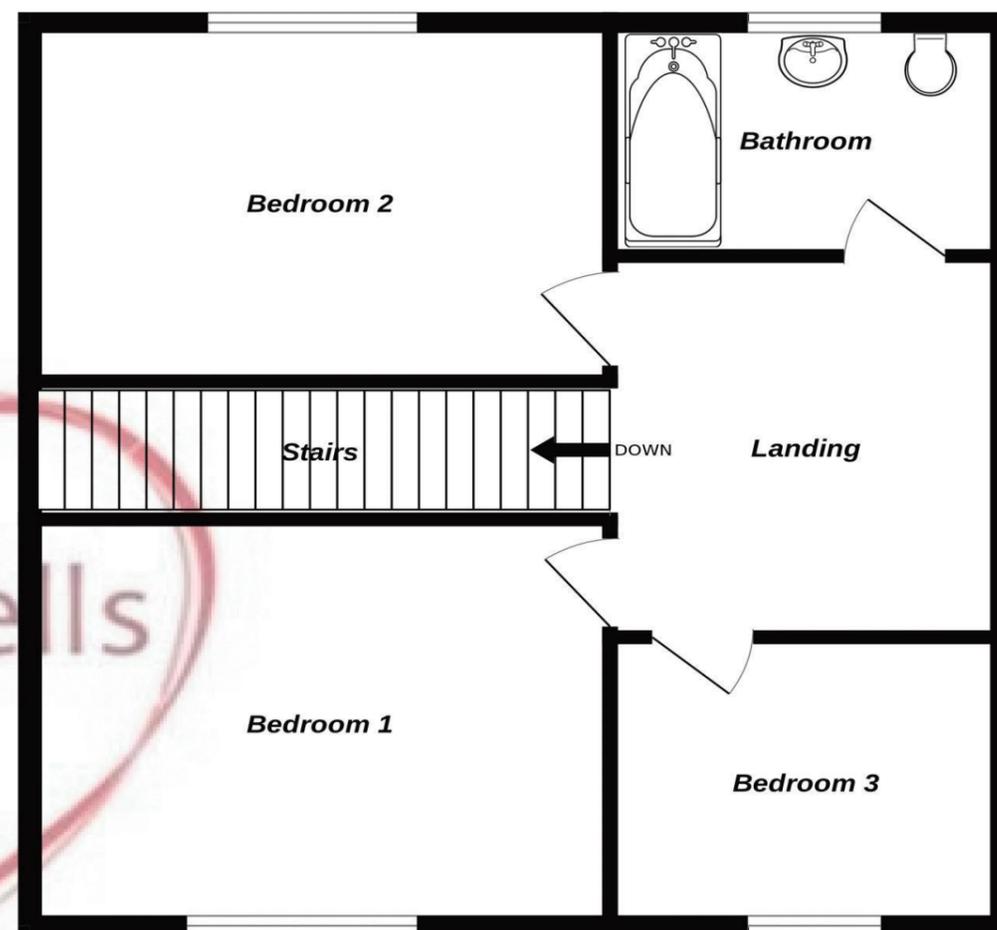
### **Externally**

Front and side garden mainly laid to lawn with part tarmac part gravel driveway leading to single garage with up and over garage door. The garage has been adapted to incorporate a bar (which can easily be removed) and benefits from power and lighting and access to the rear garden. The rear garden is fully enclosed and is mainly laid to lawn with small patio area.

Ground Floor



1st Floor





*Selling Homes with Bespoke Lifestyle Photography*

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property, give us a call.

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