



Davy Close

Ollerton



Offers Over £170,000

(Chadwells
Estate & Letting Agents



Chadwells
FOR SALE
Tel: 01623 861861
www.chadwells.co.uk



*Chadwell's are delighted to offer
you this beautifully presented
family home...*





Davy Close





Welcome

Take things easy with this gorgeous ready-to-move-into sizeable family home with stunning interior decor. Internally the ground floor comprises of a entrance hall with cloakroom, kitchen/diner with French doors leading to the rear garden and lounge with stairs to the first floor. The first floor boasts two good sized double bedrooms, a 3rd single bedroom and a family bath/shower room. This remarkable house really must be viewed to appreciate what it has to offer.



Step inside...

Entrance Hallway

Accessed through uPVC door to the front aspect, laminate flooring, ceiling light and radiator.

Living Room 12' 6" x 12' 5" (3.81m x 3.79m)

uPVC windows to the the front aspect, TV point, pendant light fitting, radiator, carpet flooring, under stairs storage cupboard and stairs off to the first floor landing.

Kitchen/Diner 9' 10" x 16' 2" (3.00m x 4.94m)

Fitted with a range of matching high gloss wall and base units having square edge work surfaces over inset with stainless steel sink, drainer and mixer tap. Additional benefits include integrated electric oven and hob with stainless steel extractor hood over, space and plumbing for a washing machine and dishwasher. uPVC window and French doors to the rear garden, chrome and pendant ceiling light fittings and radiator.

W/C 4' 11" x 3' 5" (1.51m x 1.03m)

Fitted with a low flush WC and wall mounted hand wash basin, ceiling light, laminate flooring and radiator.

First Floor Landing

With built in storage cupboard housing gas combi boiler, carpet flooring and loft access.

Master bedroom 12' 6" x 12' 6" (3.81m x 3.81m)

Large double bedroom with two uPVC windows to the rear aspect, carpet flooring, radiator and pendant light fitting.

Bedroom Two 11' 5" x 13' 2" (3.48m x 4.05m)

Large double bedroom with two uPVC windows to the front aspect, carpet flooring, radiator, and pendant light fitting.

Bedroom Three 6' 0" x 8' 4" (1.83m x 2.55m)

uPVC window to the front aspect, carpet flooring, radiator, and pendant light fitting.

Family Bathroom 6' 11" x 6' 9" (2.11m x 2.06m)

Fitted with a two piece suite comprising of pedestal hand wash basin and low flush WC. Walk in shower with fully tiled walls. Tiled splash backs, obscure uPVC window to the rear aspect, ceiling extractor fan, ceiling spotlights and chrome heated towel rail.

Externally

To the front of the property is two allocated parking spaces. The rear of the property has a fully enclosed garden which is mainly laid to lawn with decorative borders and patio area for relaxing and entertainment.

3/14/24, 1:47 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

2, Davy Close
Ollerton
NEWARK
NG22 9FR

Energy rating
B

Valid until:
12 December 2027

Certificate
number:
**8963-7532-5219-2517-
0992**

Property type
Mid-terrace house

Total floor area
84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

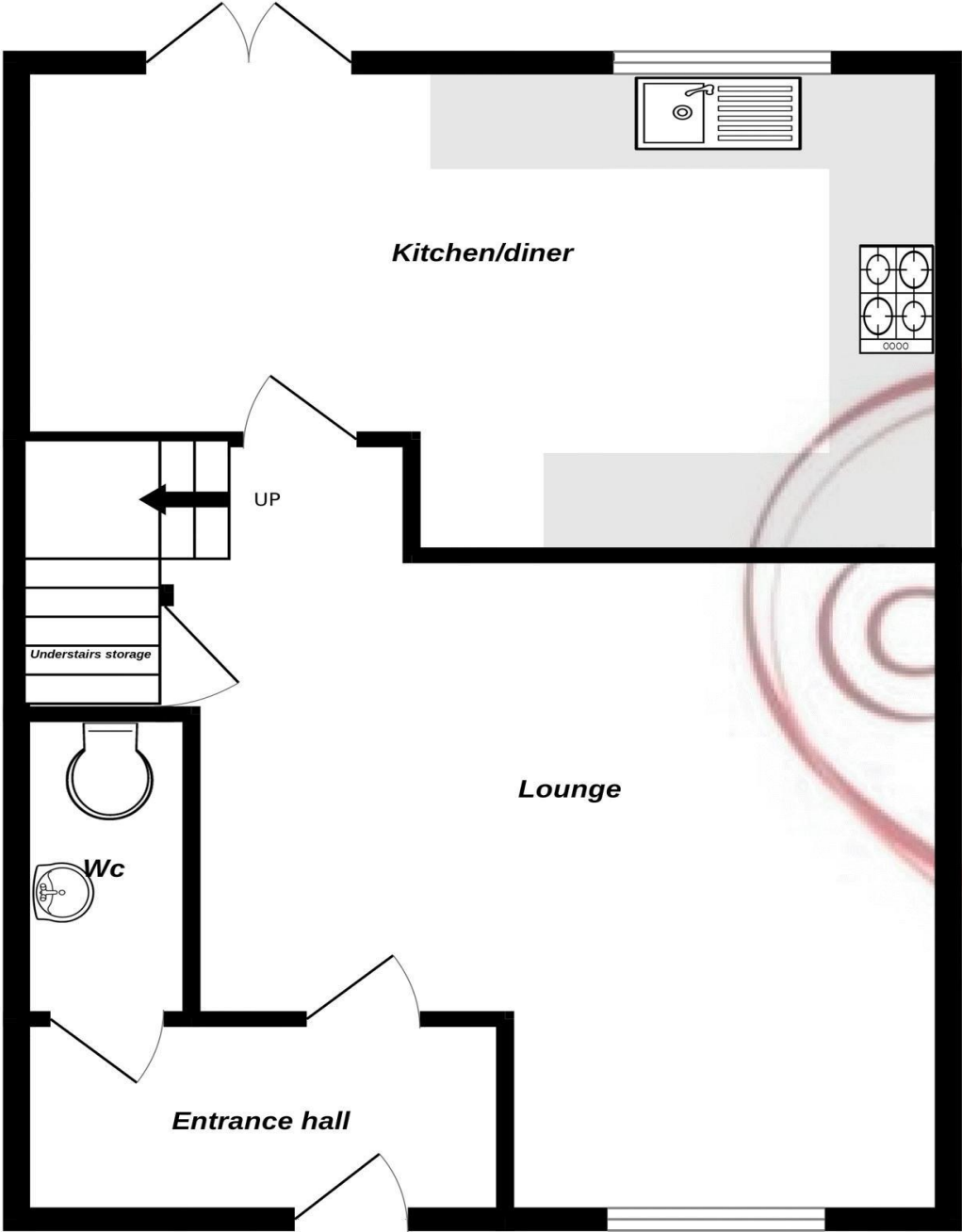
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

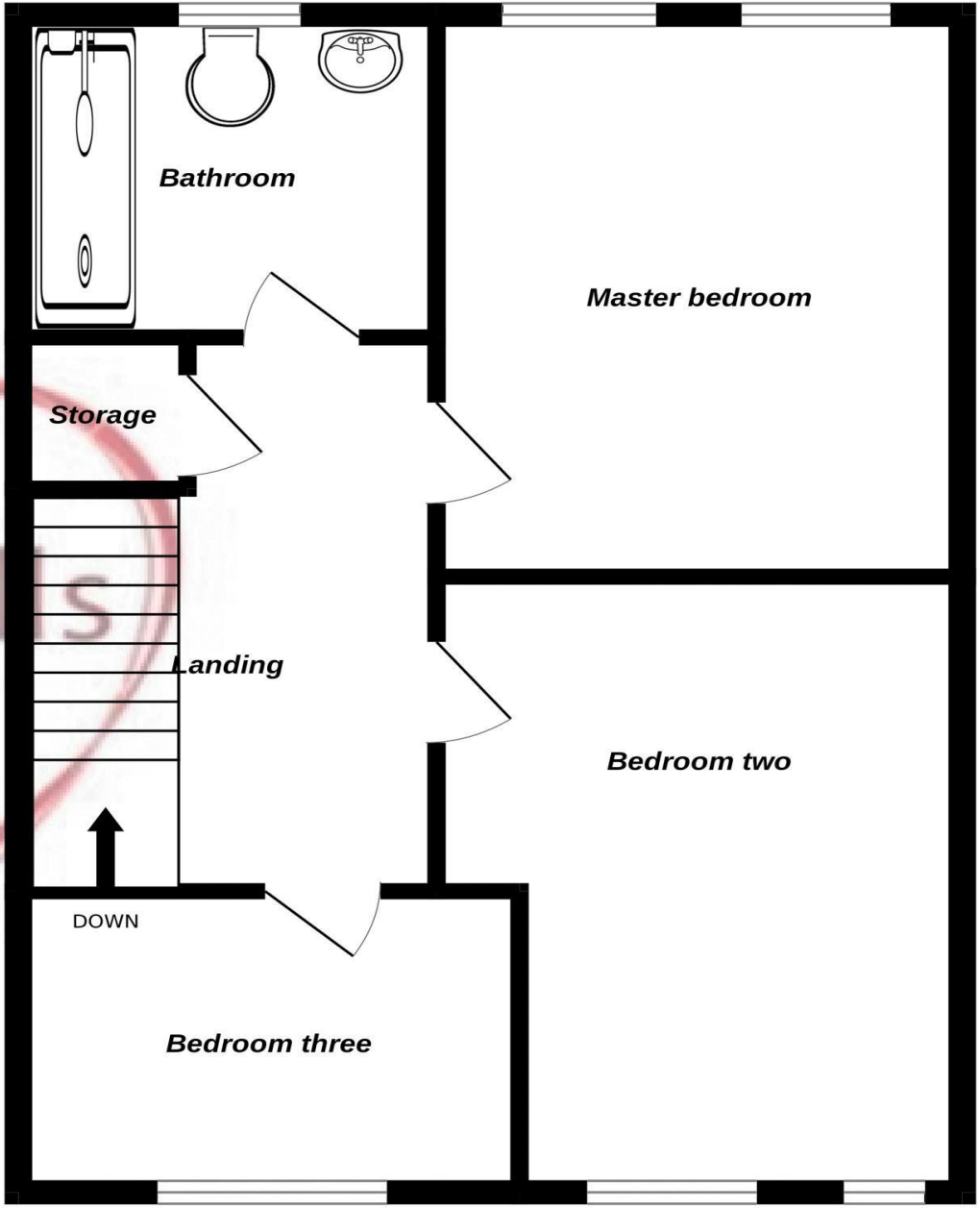
<https://find-energy-certificate.service.gov.uk/energy-certificate/8963-7532-5219-2517-0992?print=true>

1/4

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

 **Chadwells**
Estate & Letting Agents