



*Willow Road*

*Ollerton*



£340,000

**(Chadwells**  
Estate & Letting Agents









*Beautifully Presented  
Bungalow...*







*Willow Road*







# *Welcome*

This spacious four bedroom detached bungalow sits within Ollerton Village and is positioned close to local amenities. Internally you will find a sizeable lounge, dining room, kitchen, four well proportioned bedrooms, family bathroom and integral garage. Externally the property benefits from a large Resin driveway to the front offering ample off road parking space. The rear of the property is fully enclosed and is mainly laid to lawn with a further patio area. Viewings are a must to avoid missing out on this property. Contact our office today to arrange a viewing!



# Step inside...

## **Entrance Hallway** *7' 0" x 9' 7" (2.14m x 2.92m)*

Accessed through a composite door to front aspect and having carpet flooring, radiator, ceiling light fitting and integral door to the garage.

## **Lounge** *22' 0" x 12' 1" (6.71m x 3.68m)*

With a granite feature fireplace having a gas fire insert, carpet flooring, Patio doors out to the rear garden, coving to the ceiling, radiator, two ceiling light fittings, TV and BT points.

## **Dining Room** *12' 9" x 10' 0" (3.88m x 3.05m)*

With laminate flooring, radiator, Patio doors to the rear, coving to the ceiling and ceiling light fitting.

## **Kitchen** *10' 0" x 10' 6" (3.05m x 3.21m)*

Fitted with a range of matching wall and base units having roll top worksurfaces over inset with a stainless steel one and a half bowl sink, drainer and mixer tap. Integrated appliances include fridge, eye level double oven and ceramic hob with extractor fan over. Space and plumbing for washing machine, tiled splash backs, uPVC window to the side aspect, ceiling light fitting, radiator and tiled flooring.

## **Inner Hallway**

With carpet flooring, loft access, radiator and pendant light fitting.

## **Master Bedroom** *12' 0" x 10' 2" (3.66m x 3.11m)*

With built in wardrobes, carpet flooring, uPVC window to the front aspect, BT point, radiator and pendant light fitting.

## **Bedroom Two** *10' 0" x 11' 3" (3.05m x 3.44m)*

with built in wardrobes, carpet flooring, ceiling fan light, uPVC window to the front aspect and radiator.

## **Bedroom Three** *9' 10" x 6' 11" (3.00m x 2.12m)*

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

## **Bedroom Four** *8' 10" x 6' 8" (2.69m x 2.03m)*

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

## **Bathroom** *7' 10" x 9' 3" (2.40m x 2.82m)*

Fitted with a four piece suite comprising of corner shower cubicle with an electric shower, paneled bath, low flush WC and hand wash basin set in a vanity unit. Fully tiled walls and flooring, obscure uPVC window to the side aspect, chrome heated towel rail, extractor fan and ceiling spotlights.

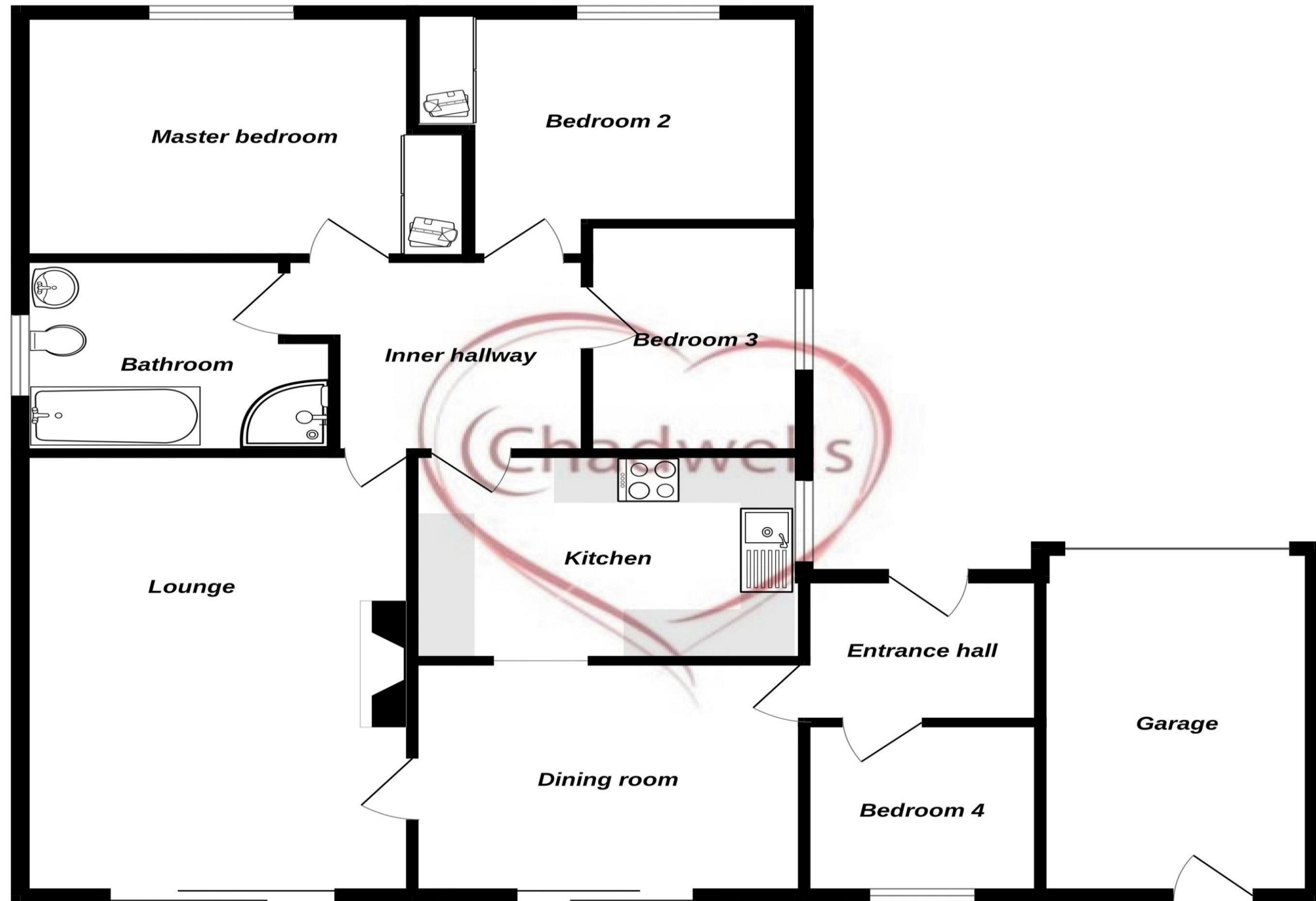
## **Integral Garage** *18' 3" x 10' 4" (5.55m x 3.15m)*

With electric door to the front aspect, wall mounted combi boiler, power and lighting, uPVC door to the rear aspect and wooden internal door to the entrance hall.

## **Externally**

The front of the property benefits from a resin driveway with graveled decorative borders and offering ample off road parking space. The rear of the property is fully enclosed with gated access to the side aspect and is mainly laid to lawn with a further patio area and decorative shrub borders.

## Ground 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.  
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