



Hawthorn Drive

New Ollerton



£220,000

(Chadwells
Estate & Letting Agents





*Beautiful Three-Bedroom
Semi-Detached Home....*





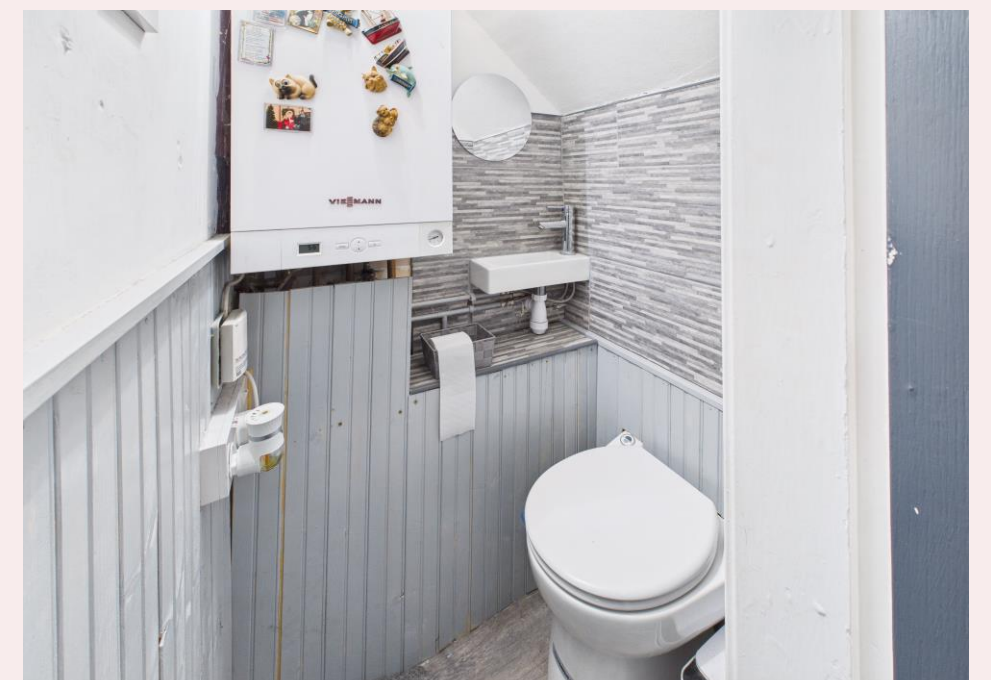
Hawthorn Drive





Welcome

Discover the perfect blend of comfort and contemporary living in this attractive three-bedroom semi-detached home. Designed for an easy lifestyle, the property boasts a low-maintenance exterior, allowing you to spend more time relaxing and enjoying your surroundings — especially with the private hot tub included in the rear garden, ideal for unwinding or entertaining guests. Step inside to find a modern, well-equipped kitchen with stylish finishes and ample storage. The home offers three generously sized bedrooms, providing versatile space for family, guests, or a home office. The layout is practical and family friendly. Bright, inviting, and immaculately presented throughout, this home is ready to move straight into. Whether you're a first-time buyer, growing family, or looking to downsize without compromise, this property delivers comfort, convenience, and contemporary style.



Step inside...

Entrance Hall *10' 0" x 6' 1" (3.05m x 1.85m)*

Eter through the uPVC door into the entrance hall with laminate flooring, radiator, stairs off to the first floor, doors leading to the kitchen and lounge.

Lounge *11' 4" x 14' 3" (3.45m x 4.34m)*

The spacious lounge has wood flooring, radiator, large uPVC window to the front aspect, an opening leading into the dining/kitchen and a focal fireplace with electric log burner effect fire.

Kitchen/Diner *20' 11" x 9' 7" (6.37m x 2.92m)*

A modern, fully fitted kitchen complete with wall and base units, square top worksurfaces with inset sink, drainer and mixer tap. Integrated appliances including electric oven, microwave, dishwasher and electric hob with extractor above. A large breakfast bar area, space and plumbing for washing machine and a free standing fridge/freezer. UPVC window, radiator, doors leading to the hallway and WC. The dining area has a radiator and large french doors leading to the rear garden.

WC *3' 2" x 2' 2" (0.96m x 0.66m)*

With low flush WC and hand was basin. Wall mounted combi boiler and uPVC window.

Landing *6' 11" x 8' 1" (2.11m x 2.46m)*

With carpet flooring, uPVC window, doors leading to the three bedrooms, bathroom and WC. Loft access.

Master Bedroom *11' 11" x 11' 9" (3.63m x 3.58m)*

With laminate flooring, radiator and uPVC window.

Bedroom Two *10' 1" x 9' 6" (3.07m x 2.89m)*

With laminate flooring, uPVC window and radiator.

Bedroom Three *8' 9" x 8' 2" (2.66m x 2.49m)*

With laminate flooring, uPVC window and radiator.

Bathroom *5' 10" x 5' 0" (1.78m x 1.52m)*

Complete with paneled bath, hand wash basin and walk in shower cubicle.

WC *5' 4" x 2' 7" (1.62m x 0.79m)*

With low flush WC.

Outside

The front of the property has a large driveway that is laid to resin. It is surrounded with composite fencing and has side access to the rear garden. Electrical car charging point.

The rear garden has a large decked area which has space for seating and a covered area with hot tub. There is an area laid to artificial grass and a wood lodge to the rear which has power, lighting and an outside bar area.



Floor 0



Floor 1



Approximate total area⁽¹⁾
840 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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