



Offers Over £280,000

CULPEPPER AVENUE | NEW OLLERTON | NEWARK | NG22 9GA

BuckleyBrown
ESTATE AGENTS

DON'T MISS OUT!... On this incredible four/five bedroom detached family home which offers the full package in our opinion! Boasting a modern layout, this architect designed home in New Ollerton occupies a fantastic corner plot, set within an exclusive residential cul-de-sac with beautifully landscaped gardens to the front and rear.

You'll be pleased to know the inside is just as impressive! The eco friendly design features high levels of insulation, extra thick walls and tinted double glazed window units for maximum energy efficiency and reduced household running costs.

As you walk through the entrance porch you will be welcomed into a light and airy hallway where you will find access to the downstairs WC and open plan kitchen/dining room. Finished to an incredible standard with modern units and cabinetry, as well as a range of integrated appliances. There is also a door leading nicely outside for added convenience, as well as a set of double doors leading through to the living room, creating a lovely flow to the home for entertaining! This spacious room overlooks the garden, allowing for ample natural light and there is a set of double doors which lead directly into the garden, perfect for you to utilise in the warmer months!

On the first floor you will find two beautifully presented bedrooms, one of which has the added luxury of an en-suite, as well as a stunning balcony to the rear which is an incredible feature to this home. Not only that, there is also a utility/night kitchen just off the landing that will certainly come in handy.

Moving up to the second floor you will find three further bedrooms, which offer plenty of versatility and one is currently utilised as a home office. There is also a bathroom just off the landing, complemented very well with modern fixtures and fittings.

Could this be the home you've been waiting for? Get in contact with a member of our team today!





Entrance Porch

With window to the front elevation and access to;

Hallway

With access to;

WC

Complete with low flush WC and wash hand basin

Kitchen/Dining Room 10'8" x 16'11"

Complete with a range of modern gloss units and cabinets with complementary work surface over and inset sink and drainer. With window to the front elevation, a door leading nicely outside and a set of double doors leading into;

Living Room 11'11" x 18'0"

With two windows to the rear elevation and a set of double doors leading out onto the garden

Landing

With window to the side elevation and access to;

Bedroom One 10'7" x 12'10"

With built-in wardrobes, access to balcony and en-suite.

En-suite to Bedroom One 5'9" x 5'10"

Complete with enclosed shower, low flush WC, wash hand basin and window to the rear elevation

Bedroom Four

With window to the front elevation

Utility Room/Night Kitchen

Complete with a range of matching units and cabinets and inset sink and drainer. With space and plumbing for a washing machine/tumble dryer and a window to the front elevation

Second Floor Landing

With cupboard for additional storage and access to;

Bedroom Two 9'11" x 10'7"

With built-in wardrobes and window to the front elevation

Bedroom Three 9'2" x 10'7"

With built-in wardrobes and window to the rear elevation

Bathroom 5'7" x 6'9"

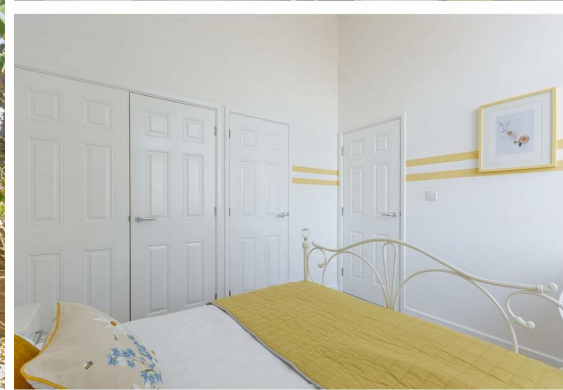
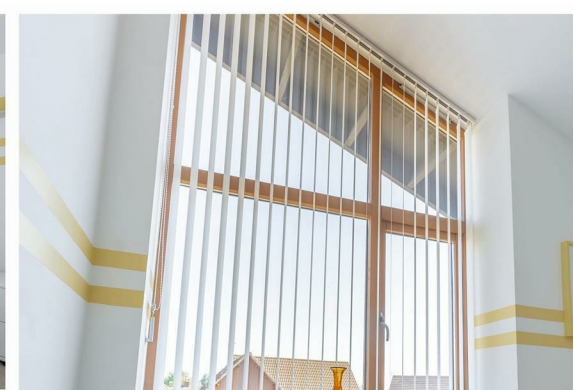
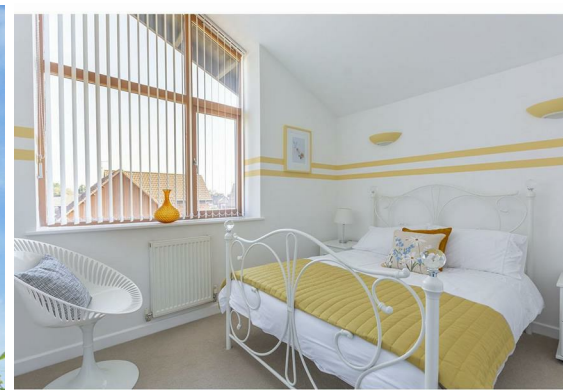
Complete with panelled bath, low flush WC, wash hand basin and window to the front elevation

Office 5'10" x 6'9"

With window to the rear elevation

Outside

Occupying a fantastic corner plot set within an exclusive residential cul-de-sac with parking in front of and to the side of the house, plus in front of the garage. Both front and back gardens have been designed to provide minimal maintenance. The rear garden is enclosed with 6ft fencing on concrete plinth and post design, with gated access to the garage. There is also a spacious patio seating area.



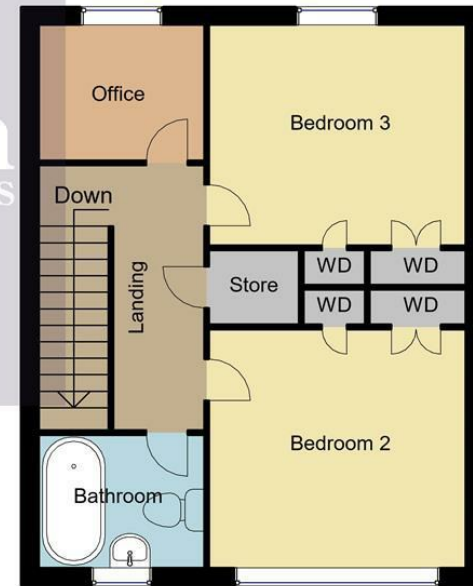
Ground Floor
52Sq.m / 560.83Sq.ft
approx.



First Floor
45Sq.m / 483.65Sq.ft
approx.



Second Floor
39Sq.m / 423.91Sq.ft
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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