



PEACEHAVEN WELLOW ROAD | OLLERTON | NEWARK | NG22 9BB

**BuckleyBrown**  
ESTATE AGENTS

LOVE AT FIRST SIGHT!...This is a truly outstanding, individually designed, elegant residence that just oozes a touch of class. This property stands back in an elevated position approached by an electric gated driveway providing off-road parking for ample vehicles and a detached garage.

As you walk into the spacious hallway, you will say 'WOW' and be amazed by this beautiful contemporary home which has been presented wonderfully to suit the perfect modern day family. Starting with the heart of the home, the living room! This space has been tastefully presented with ceiling panelling and complementary real wood flooring throughout downstairs. The kitchen will have you in awe as soon as you walk inside beaming with space and light, this open plan area really has been designed with a modern family in mind. The kitchen benefits from an island allowing you to unleash your culinary creativity – with dining space across from here perfect for entertaining. Not to mention a double set of sliding doors leading nicely to the rear garden. Together with a utility providing extra storage space and plumbing for your essential appliances. Wait... there's more! Completing the ground floor is a versatile office which boasts that warm and homely feel.

As you head upstairs, you will be so excited you won't know which room to enter first, but let's start with the landing where you'll find a handy storage cupboard. Leading nicely from here are four well-sized bedrooms, with an impressive master featuring an apex window, generously sized en-suite and walk-in wardrobe. Finally, you will be amazed by the elegant family bathroom complete with double wash hand basin, bath and shower cubicle. As well as complementary tiling adding a wonderful finish.

Outside reflects this home brilliantly with a low maintenance frontage. Together with a lawn, summerhouse, seating areas and CCTV. The wrap-around garden offers a fantastic amount of space for outdoor dining in the summer! What's not to love?





**Living Room 19'5" x 22'8"**

With laminate flooring, ceiling panelling, down lights, window to the front elevation and French doors leading outside.

**Kitchen 11'9" x 11'6"**

Complete with shaker style cabinets and units, work surface, double integrated oven, island with breakfast bar, hob and an inset sink. Along with under floor heating, laminate flooring and sliding doors leading outside.

**Dining Room 9'4" x 11'6"**

With laminate flooring, stylish seating, under floor heating and sliding doors leading outside.

**Utility 10'9" x 5'6"**

With space and plumbing for a washing

machine, work surface, shaker style cabinets providing additional storage, inset sink with mixer tap above, tiled splash back, tiled flooring and door leading outside to the rear garden.

**WC**

Complete with a low flush WC, wash hand basin, tiling and an opaque window to the rear elevation.

**Office 14'3" x 11'2"**

With laminate flooring, coving, central heating radiator and window to the front elevation.

**Bedroom One 19'5" x 17'0"**

With carpet to flooring, down lights and apex window providing the room with ample natural light. Along with an en-suite and walk-in wardrobe.



**En-Suite 11'1" x 11'5"**

Complete with a walk-in shower, wash hand basin with vanity storage, low flush WC, full height tiling, down lights and an opaque window to the rear elevation.

**Bedroom Two 10'10" x 12'0"**

With carpet to flooring, central heating radiator, built-in wardrobes and window to the front elevation.

**Bedroom Three 9'5" x 7'9"**

With carpet to flooring, central heating radiator and window to the rear elevation.

**Bedroom Four 7'3" x 12'0"**

With carpet to flooring, central heating radiator, built-in wardrobe and window to the front elevation.

**Bathroom 11'9" x 7'9"**

Complete with a bath, enclosed shower, double wash hand basin with vanity storage, down lights, tiled flooring and an opaque window to the rear elevation.

**Outside**

With a gravelled, low maintenance frontage and driveway providing handy off-street parking, both of which can be accessed through the electric gates with intercom. As well as a detached garage which can be utilised for additional storage. Together with a lawn, summerhouse, seating areas and CCTV.





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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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