



WELLOW ROAD | OLLERTON | NEWARK | NG22 9BB

BuckleyBrown
ESTATE AGENTS

HELLO NEW HOME!.. We can't wait to show you around this beautiful four-bedroom detached bungalow. Well-presented and spacious throughout, this property is a credit to its current owners who have kept it to a beautiful standard throughout. The property is also located in a highly popular and convenient area, within close range of great shops and amenities. Not to mention, a modern annex, which is perfect for families to utilise, or as a potential Airbnb!

Upon entry, you will be welcomed to homely accommodation that will instantly impress. Step into the kitchen where you'll find a range of attractive units to utilise, along with ample worktop space for cooking up tasty meals. There's access from here into the first of three reception rooms, a fabulous dining room perfect for enjoying family meals. The primary living room is just next door and benefits from a fitted media wall that lends itself perfectly to cosy nights in. There's also patio doors leading out to the rear garden here, filling the room with a wealth of natural light, whilst also providing a seamless transition to the outdoor space. Furthermore, the property benefits from an additional sitting room and utility.

Moving further, you will find four well-appointed bedrooms, each of which offer lots of space and flexibility to add your own stamp. The fourth bedroom has the luxury of its own private en-suite facility, whilst the third bedroom is currently being utilised excellently as an office space. There's also an additional shower room, complete with a contemporary three-piece suite.

Heading outside, you will only continue to be impressed by the fully enclosed, private and generous rear garden that boasts an extensive lawn, two storage sheds, and a beautiful display of surrounding mature shrubs and trees. The ideal setting for spending quality time with friends and family. There's a fantastic plot to the front of the property, alongside a private driveway that allows space for handy off-road parking.





Entrance Hall

With storage cupboards, two central heating radiators, loft access, and access into;

Living Room 4.22m x 3.63m (13'10" x 11'11")

With fitted carpets, fitted media wall, central heating radiator, and patio doors leading out to the rear garden.

Dining Room 3.63m x 2.44m (11'11" x 8'0")

With fitted carpets, central heating radiator, and window to the rear elevation.

Kitchen 4.65 x 3.05 (15'3" x 10'0")

Complete with a fitted range of wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated eye-level oven, hob with extractor fan above, space and plumbing for a dishwasher, tiled flooring, built-in storage, central heating radiator, downlights, bay fronted window, and access through to the dining room.

Bedroom One 4.06m x 3.63m (13'4" x 11'11")

With fitted carpets, fitted wardrobes, central heating radiator, and dual aspect windows to the side and rear elevation.

Bedroom Two 3.51m x 3.02m (11'6" x 9'11")

With fitted carpets, central heating radiator, and a bay fronted window.

Bedroom Three 2.74m x 2.26m (9'0" x 7'5")

Currently utilised as an office with fitted carpets, central heating radiator, and window to the front elevation.

Shower Room 2.29m x 2.13m (7'6" x 7'0")

Complete with a double shower cubicle, low flush WC, vanity hand wash basin, central heating radiator, and an opaque window to the front elevation.

Sitting Room 3.78 x 2.05 (12'4" x 6'8")

With fitted carpets, window to the rear elevation, and patio doors leading out to the rear garden.

Annex;

Comprised of a living area, bedroom and an en-suite facility. This brilliant space can be utilised in a variety of ways, whether that being family visiting, or as a potential Airbnb.

Utility 2.57 x 1.32 (8'5" x 4'3")

With a fitted worktop, space and plumbing for additional appliances including a washing machine and tumble dryer, and window to the side elevation.

Bedroom Four 2.65 x 2.37 (8'8" x 7'9")

With fitted carpets, central heating radiator, window to the front elevation, and access into a private en-suite facility.

En-Suite 2.16 x 1.65 (7'1" x 5'4")

Complete with a curved walk-in shower cubicle, low flush WC, vanity hand wash basin, downlights, and a central heating radiator.

Outside

Featuring a mainly laid to lawn garden to the rear with gated side access, two storage sheds, and mature surrounding shrubs and trees. To the front of the property is a low-maintenance lawn, and a private driveway allowing ample space for off-road parking. There's also a spacious patch of land in front of the driveway, with a range of surrounding mature shrubs and trees.



Ground Floor
128 Sq.mt / 1377.78 Sq.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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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) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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