



CROW LANE | OLLERTON | NEWARK | NG22 9DL

BuckleyBrown
ESTATE AGENTS

PICTURE PERFECT!!.. If you have been in search of a stunning four bedroom detached home with a great sense of space, wonderful layout throughout and quality fixtures and fittings, then the search is over! We've found the one for you! The location is terrific too, within close proximity to great shops and amenities. We can't wait to show you around!..

You'll be impressed from the moment you step inside this property, where you'll find beautiful oak doors throughout. The living room is a real welcoming space to enjoy settling down and relaxing with family after a long day. There's a fireplace that lends itself perfectly to those cosy nights in, along with dual aspect windows that allow a wealth of natural light through! The open plan kitchen/diner is just next door and is equally as impressive with a range of attractive wall and base units to utilise, along with high specification integrated appliances. The perfect setting to enjoy cooking, dining and entertaining, whilst benefiting from bi-fold doors that lead out to the rear garden. There's an excellent study room, great for utilising to your own advantage, and the floor is completed nicely by the handy utility/WC.

Like what you hear? You'll only continue to be impressed as you step upstairs where you'll be welcomed by four excellent bedrooms, all of which are a terrific size and have been kept to a high standard throughout. The master bedroom even benefits from its own stylish ensuite facility, what's not to love? Additionally, the gorgeous family bathroom can be found just off the landing.

To the rear of the property is a landscaped garden with patio seating area, well-maintained lawn, greenhouse, raised beds and a surrounding fence for additional privacy. The perfect setting for enjoying alfresco dining or an evening drink with friends! There's also a landscaped frontage, along with a shared driveway and garage that allows space for handy off-road parking!





Entrance Hallway

With two central heating radiators, storage cupboard, stairs leading up to the first floor and access into;

Living Room 11'9" x 19'5"

With fitted wool twist carpets, fireplace, two central heating radiators and dual aspect windows to the front and back elevation.

Kitchen/Diner 12'5" x 15'6"

Complete with an excellent range of high-gloss units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated Hotpoint pyrolytic double oven, Hotpoint induction hob with extractor fan above, warming drawer, integrated Hotpoint combination microwave, integrated frost free fridge-freezer, ample dining space, floor tiling, downlights, central heating radiator and bi-fold doors leading out to the rear garden.

Utility 5'6" x 9'1"

With floor tiling, double wall unit, inset sink and drainer, space and plumbing for a washing machine and open access into;

WC

Complete with a low flush WC, hand wash basin, downlights, central heating radiator, floor tiling and opaque window to the side elevation.

Study 7'1" x 9'4"

With fitted wool twist carpets, central heating radiator and window to the front elevation.

Landing

With fitted wool twist carpets, access to the part boarded loft via ladders, storage cupboard, central heating radiator, window to the rear elevation and access into;

Master Bedroom 9'4" x 19'5"

With fitted wool twist carpets, fitted wardrobes, central heating radiator, windows to the front and rear elevation and access to a private ensuite facility.

Ensuite 4'7" x 8'2"

Complete with a walk-in shower cubicle with waterfall shower head, low flush WC, hand wash basin, downlights, full-height tiling, floor tiling and opaque window to the side elevation.



Bedroom Two 9'7" x 12'5"

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

Bedroom Three 9'0" x 11'11"

With fitted wool twist carpets, fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Four 6'3" x 9'9"

With fitted wool twist carpets, central heating radiator and window to the front elevation.

Family Bathroom 5'6" x 7'2"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, full-height tiling, floor tiling and opaque window to the side elevation.

Outside

Featuring a landscaped garden to the rear with patio seating area, well-maintained lawn, raised beds, greenhouse with power, security light, double socket, surrounding mature shrubs and a surrounding fence for additional privacy. To the

front of the property is a low-maintenance lawn with landscaping, shared block-paved driveway and single garage with power, lighting and a parking space in front.





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. Specifically 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			93
(81-91) B		84	
(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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