



Offers In The Region Of £170,000 Freehold

21 BIRKLANDS AVENUE | NEW OLLERTON | NEWARK | NG22 9SA



FAMILY HOME...We are thrilled to market this charming three-bedroom semi-detached home situated in the lovely village of New Ollerton, close to local shops and amenities, this property is not to be missed!

As you are welcomed through the front door, you will immediately be greeted by the entrance hallway, from here you will find the spacious living room which has a great amount of light flowing through the patio doors which leads on to the garden. This space is excellent for inviting round friends and family and has the added luxury of a feature fireplace providing a cosy ambience! The kitchen across from here is fitted with a range of modern wall and base units, work surface over and space for appliances. There is also room for a dining table and chairs, as well access to the handy utility room which has space and plumbing for free standing appliances.

The first floor presents three well appointed bedrooms, all of which are of a great size and have lots of versatility. Together with a family bathroom fitted with modern bath with rainfall shower over and a separate WC.

Outside is where this property is one of its own, it occupies a large low maintenance gravelled frontage with a driveway to the side of the property allowing ample off-street parking and access to the garage, this is secure by a gate for added privacy. There is a generously sized garden to the rear which is well established and has a lovely seatings areas and plenty of space to enjoy in the summer months! This home won't be around for long, so call now to arrange a viewing!





#### Entrance Hall

With tiled flooring, radiator, stairs to first floor and access to;

#### Lounge 18'5" x 10'2"

With patio doors to the rear leading to the garden, window to the front elevation, laminate flooring, radiator and feature fireplace.

#### Kitchen Diner 13'4" x 9'3"

Fitted with a range of high gloss modern wall and base units, work surface over, stainless steel inset double sink with mixer pull-out tap over, integrated over with gas hob over and extractor fan, space and plumbing for a free standing dishwasher, tiled splash back, tiled flooring, radiator, window to rear elevation and door leading out to the rear garden.

#### Utility Room 6'11" x 5'8"

Fitted with matching wall and base units with worktop over, space and plumbing for washing machine, space for dryer, space for free standing fridge freezer and window to side elevation

#### Landing

With carpet flooring, storage cupboard, loft hatch and access to;

#### Master Bedroom 12'7" x 10'4"

With carpet flooring, window to front elevation and radiator.

#### Bedroom Two 10'2" x 9'6"

With carpet flooring, radiator and windows to the front and rear elevation.

#### Bedroom Three 8'7" x 7'3"

With carpet flooring, radiator and window to rear elevation.

#### Family Bathroom 5'5" x 5'4"

Fitted with a panelled bath with rainfall shower head over, glass screen, pedestal wash hand basin, tiled flooring, tiled walls and window to rear elevation.

#### First Floor WC

Fitted with a low flush WC, tiled floors and walls and window to rear elevation.

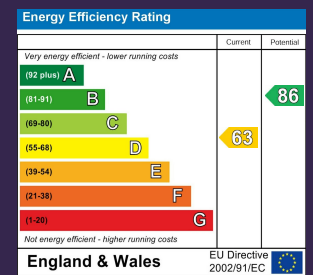
#### Outside

The property boasts ample off-street parking, there is a driveway that runs the side of the property giving access to the garage and secured by a gate, there is also further parking to the front on a low maintenance gravelled driveway. To the rear of the property there is a spacious garden mostly laid to lawn with a decking area that has patio doors leading into the lounge and a further patio area. This

garden is the perfect space for enjoying the summer months and hosting friends and family!



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.



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