



Offers Over £180,000

YEW TREE ROAD | NEW OLLERTON | NEWARK | NG22 9UL

BuckleyBrown
ESTATE AGENTS

THE HOME FOR YEW!... Occupying a fantastic corner plot, this home on Yew Tree Road has been presented to a fantastic standard and will certainly make a wonderful home for any growing family.

As you walk through the entrance hallway you will instantly feel at home. Starting with the living room which is of a brilliant size and currently lends itself very well as a lounge/diner with plenty of room for you to enjoy with family and friends. Your eyes will instantly be drawn to the feature fireplace with surround which makes a lovely focal point and adds a real cosy element to the space. Not only does this room benefit from ample natural light, there is also a set of french doors leading outside onto the garden, making it perfect for entertaining. Next door you will find a stunning kitchen/diner which comes complete with a range of stylish shaker style units and cabinetry, together with a range of integrated appliances. For added convenience there is a door leading out to the side, which will definitely come in handy, as well as separate access leading straight through to the utility room which complements this layout very well.

On the first floor you will find three bedrooms and a family bathroom fitted with a three piece suite in white.

Outside will continue to impress and you'll be amazed with the amount of space on offer! Featuring a lawn with steps leading to the front door, as well as a raised decked seating area, providing the perfect spot for alfresco dining in the Summer! And if that's not enough, there's an impressive block-paved driveway with gated access allowing for ample off-street parking, which in turn leads to a triple garage. You don't want to miss out on this one... Call now to arrange a viewing!



Entrance Hallway

With window to the front elevation, staircase leading to the first floor and access to;

Utility Room 7'1" x 7'3"

With space and plumbing for a washing machine and tumble dryer, a window to the front elevation and a door leading outside for added convenience

Kitchen/Dining Room 10'1" x 13'5"

Complete with a range of shaker style units and cabinetry with complementary work surface over and inset ceramic sink and drainer. Fitted with a range of integrated appliances, there is also a cupboard for additional storage, a window to the rear elevation and a door leading nicely outside for added convenience.

Living Room 10'11" x 17'9"

With feature electric fireplace and hearth with wood surround, there is a window to the front elevation and double doors leading out onto the garden

Landing

With cupboard for additional storage, window to the rear elevation and access to;

Bedroom One 10'4" x 12'1"

With window to the front elevation

Bedroom Two 8'9" x 10'11"

With window to the front elevation

Bedroom Three 7'0" x 8'9"

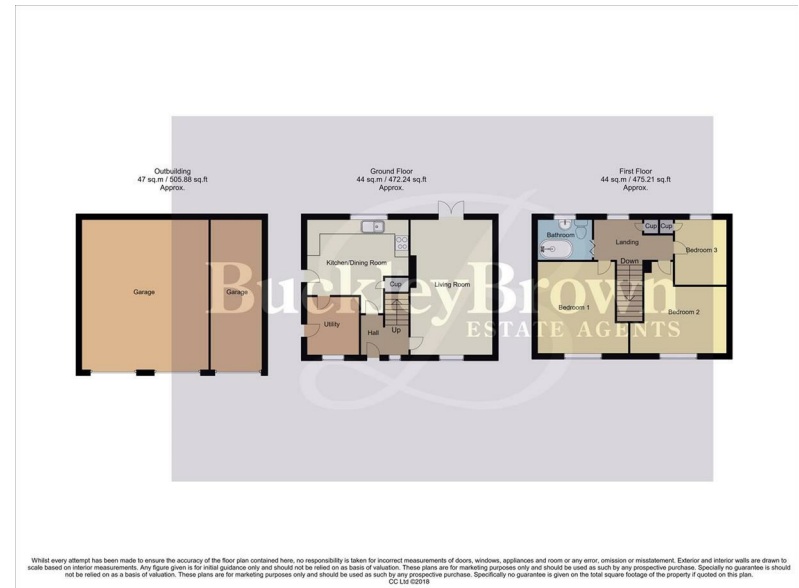
With window to the rear elevation and cupboard for additional storage

Bathroom 5'4" x 7'5"

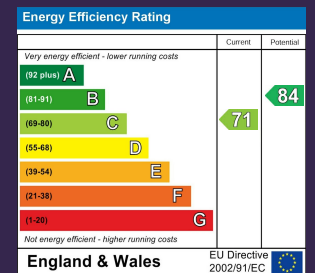
Complete with 'P' shaped bath with screen and overhead shower, low flush WC, wash hand basin and window to the rear elevation

Outside

Occupying a fantastic corner plot with a spacious private block paved driveway. To the front you will find a lawn with steps leading down to the front door. There is gated access to the side with a spacious block paved driveway to the front allowing for ample off-street parking, which in turn leads to the triple garage.



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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