



GRIFFIN ROAD | NEW OLLERTON | NEWARK | NG22 9WJ

BuckleyBrown
ESTATE AGENTS

THE PERFECT FAMILY RESIDENCE!!... This three-bedroom detached family home is a true gem and we can't wait to show you around. Boasting a spacious interior and its own private garden, this property is the perfect home for any growing family. You simply must view for yourself! Let's take a peek inside..

Starting with the lounge area, this is the perfect space to relax and put your feet up, whilst providing ample space for entertaining family. Moving through to the kitchen offers an extensive range of modern units and appliances with an inset sink, making it simple to show off your culinary skills. There is also ample space here for a dining room table and chairs. Completing the floor is a WC for added convenience.

The first floor hosts three excellent sized bedrooms, all of which have been well-kept to a modern standard and offer versatility to add your own stamp. The second bedroom has the added luxury of its own private ensuite. The family bathroom can be found just off the landing and complete with a modern three-piece suite with a panel bath, hand wash basin and low flush WC.

The garden is well presented with a generous and private artificial lawn area, including a patio/decking seating area. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway allowing space for ample off-road parking. This property would make a beautiful modern family home. Call today to book a viewing!





Hall

With access to;

Living Room 10'0" x 10'6"

With window to front elevation.

Dining Room 3'2" x 7'9"

With french doors to rear elevation.

Kitchen 10'0" x 7'9"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Landing

With access to;

Bedroom One 13'6" x 11'4"

With window to front elevation.

Bedroom Two 9'1" x 12'11"

With window to front elevation.

Bedroom Three 6'10" x 10'11"

With window to rear elevation.

Bathroom 6'5" x 6'0"

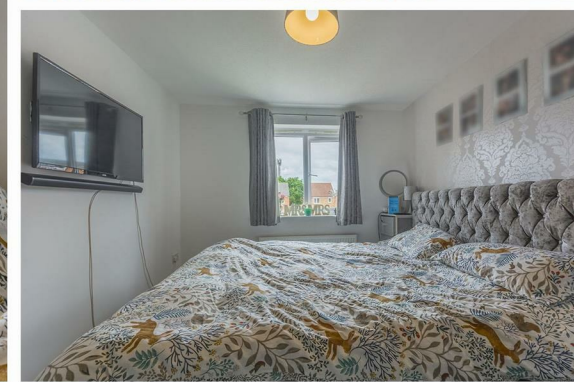
Including a three-piece suite. With window to rear elevation.

Ensuite 9'0" x 3'7"

With window to rear elevation.

Outside

An enclosed garden with a patio and artificial lawn. Including off-street parking to the front and a garage for ample storage.





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			94
(81-91) B		82	
(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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