



Offers Around £170,000

DAVY CLOSE | OLLERTON | NEWARK | NG22 9FR

BuckleyBrown
ESTATE AGENTS

Welcoming you to this wonderful three-bedroom semi-detached home, positioned in the popular and convenient area of Ollerton. This house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around..

The ground floor feature a spacious living room with a window to the front allowing a wealth of natural daylight to flow through. Moving through to the kitchen/diner which features a range of matching units and cabinets with space for appliances. This is the perfect space for those who love to cook! This room also benefits from ample furniture space complimented with patio doors to the rear, perfect for entertaining! Completing the ground floor is also access to a handy downstairs WC.

Heading to the first floor, you'll discover three additional bedrooms, providing ample space for your own personal touches. The family shower room is just down the hall and is fitted with a three-piece suite.

Outside, the residence boasts a very spacious and enclosed with a patio and lawn area, perfect for BBQ's in the summer months. Not to mention a driveway for private parking to the front.

Call our team today and book in a viewing!





Entrance Hallway
With access to;

WC
Fitted with a hand wash basin and low flush WC.

Living Room 8'4" x 14'1"
Spacious living room with a storage cupboard under the stairs and a window to the front elevation.

Kitchen/Dining Room 16'2" x 9'10"
Complete with a range of matching cabinets and units, inset sink and drainer, integrated appliances with an additional storage cupboard and a window to the rear elevation. There is further space for dining furniture complimented by patio doors to the rear elevation.

Landing 6'9" x 9'5"
With storage space and access to;

Bedroom One 13'3" x 12'5"
With windows to the rear elevation.

Bedroom Two 11'8" x 11'2"
With windows to the front elevation.

Bedroom Three 8'4" x 5'11"
With a window to the front elevation.

Shower Room 6'9" x 7'1"
Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the rear elevation.

Outside
Low maintenance frontage with driveway allowing for off road parking. Well looked after garden to the rear which is mainly laid to lawn with patio seating area and fence surround.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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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