



Offers Over £195,000

RIVERDALE ROAD | NEW OLLERTON | NEWARK | NG22 9WR

BuckleyBrown
ESTATE AGENTS

FAMILY FAVOURITE!!...This three bedroom family home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with a lovely garden and neutral fixtures and fittings throughout. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts incredible accommodation. Starting with the living room which offers ample furniture space to relax and unwind after a long day with the family. Moving through to the open plan kitchen/diner offering an extensive range of matching units and appliances, making it simple to show off your culinary skills. The dining room is also complimented by patio doors to the rear, this is ideal when entertaining guests! Additionally, the ground floor features a WC for added convenience. What's not to love?

The first floor hosts three generous sized bedrooms, all of which have been kept to a high standard with neutral decor for plenty of versatility. You'll even find fitted wardrobes in one of the bedrooms. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden is generous and private, with a well kept lawn and fence surround offering a degree of privacy. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a low maintenance lawn, private driveway and a garage, allowing space for ample off-road parking.

Call our team now to arrange a visit on 01623 633633!!





Hallway

With a window to the side and access to;

WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Living Room 14'7" x 14'5"

Spacious room with a window to the front elevation.

Kitchen/Dining Room 14'6" x 9'4"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. The dining side offers ample furniture space complimented by patio doors opening to the rear.

Landing

With access to;

Bedroom One 8'1" x 11'4"

With carpeted flooring, central heating radiators and a window to the front elevation.

Bedroom Two 8'2" x 11'1"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'2" x 8'2"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 6'1" x 6'1"

Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the rear elevation.

Garage 9'0" x 17'0"

Accessible from the front elevation.

Outside

Low maintenance frontage with private driveway, garage and lawn. To the rear there is a well kept lawn with fence surround offering a degree of privacy.





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			95
(81-91) B		83	
(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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