



Offers Over £290,000

KINGFISHER WAY | OLLERTON | NEWARK | NG22 9DZ

BuckleyBrown
ESTATE AGENTS

HERE IT IS!...There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully with its stunning private driveway and garage! Located within the convenient area of Ollerton, local shops and other amenities are only a short journey away!

The ground floor accommodation boasts a spacious entrance hallway. Moving through to the open plan kitchen/dining room which is complete with a range of attractive cabinets, essential integrated appliances and a stunning centre island. The dining side offers ample furniture space complemented by sliding doors which really bring this room to life, allowing plenty of natural light in and perfect for those summer months! Just next door you will find the living area, this is the perfect area for hosting movie nights! Completing the ground floor is a handy WC.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four bedrooms, all of which have been kept to a great standard and offer space and flexibility to add your own stamp. Two of the bedrooms benefit from built in wardrobes, whilst the master bedroom also has the luxury of its very own en suite. The family bathroom is just off the landing and is fitted with a high-end suite.

The outside space complements the property perfectly and presents an ample and private rear garden with patio seating area and well maintained lawn. There is also a private driveway to the front of the property, providing spaces for parking, along with a garage for added storage. Call today to arrange a viewing!





Entrance Hallway

With access to;

Kitchen/Dining Room 10'2" x 23'2"

Complete with a range of matching cabinets and worktop units, inset sink and drainer, integrated appliances and a stunning centre island. There is also ample furniture space and a log burner towards the end of the room complemented by sliding doors.

Living Room 10'4" x 14'2"

Spacious room with a window to the rear elevation.

WC

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

Landing

With a storage cupboard, a window to the side elevation and further access to;

Bedroom One 10'4" x 14'7"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation. Access to an en suite.

En suite 6'8" x 7'6"

Three piece suite complete with a hand wash basin, low flush WC, shower and a window to the side elevation.

Bedroom Two 10'1" x 12'10"

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

Bedroom Three 9'5" x 10'4"

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

Bedroom Four 6'4" x 10'2"

With carpeted flooring, central heating



radiator and a window to the front elevation.

Bathroom 6'3" x 7'2"

Three piece suite comprising of a hand wash basin, low flush WC and bath with over head rainfall shower. With a window to the side elevation.

Garage 10'0" x 19'3"

Accessible from the front elevation.

Outside

Low maintenance frontage with a private driveway and garage allowing for off road parking. To the rear you will find an enclosed garden which is mainly laid to lawn with a patio seating area.





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		94
(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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