



Offers Over £212,000

BANKSMAN WAY | NEW OLLERTON | NEWARK | NG22 9WS

BuckleyBrown
ESTATE AGENTS

PICTURE PERFECT!!...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 an open plan kitchen/diner, well cared for garden and modern 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 is light and airy with ample space to relax after a long day! Moving through to the open plan kitchen/diner offering an extensive range of attractive units and appliances, making it simple to show off your culinary skills. The kitchen is complemented by patio doors giving access to the back garden, perfect for those summer months. Additionally, the ground floor features a WC for added convenience.

The first floor hosts generous sized bedrooms, all of which have been kept to a high standard with modern decor and space to add your own stamp. One of the bedrooms benefit from built in wardrobes whilst another has its own en suite. Furthermore, the family bathroom can be found just off the landing and complete with a modern three piece suite.

The garden really is something special, with a spacious patio seating area, well kept lawn and fence surround. 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 and a garage, allowing space for ample off-road parking.

Call our team today to arrange a viewing!





Hall

With a window to the side and access to;

Living Room 8'11" x 15'1"

Spacious room with a window to the front elevation and feature wall.

Kitchen/Dining Room 7'9" x 13'5"

Complete with a range of matching cabinetry, inset sink and drainer, integrated appliances and a window to the rear elevation. There is also ample space furniture space complemented by patio doors giving access to the garden.

WC

Fitted with a hand wash basin and low flush WC.

Landing

With leading access to;

Bedroom One 11'4" x 13'5"

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

Bedroom Two 9'4" x 11'3"

With carpeted flooring, central heating radiator, access to an en suite and a window to the front elevation.

En Suite 3'6" x 9'3"

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

Bedroom Three 6'8" x 11'9"

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

Bathroom 6'0" x 6'4"

Three piece family suite including a hand



wash basin, low flush WC and a bath. With a window to the rear elevation.

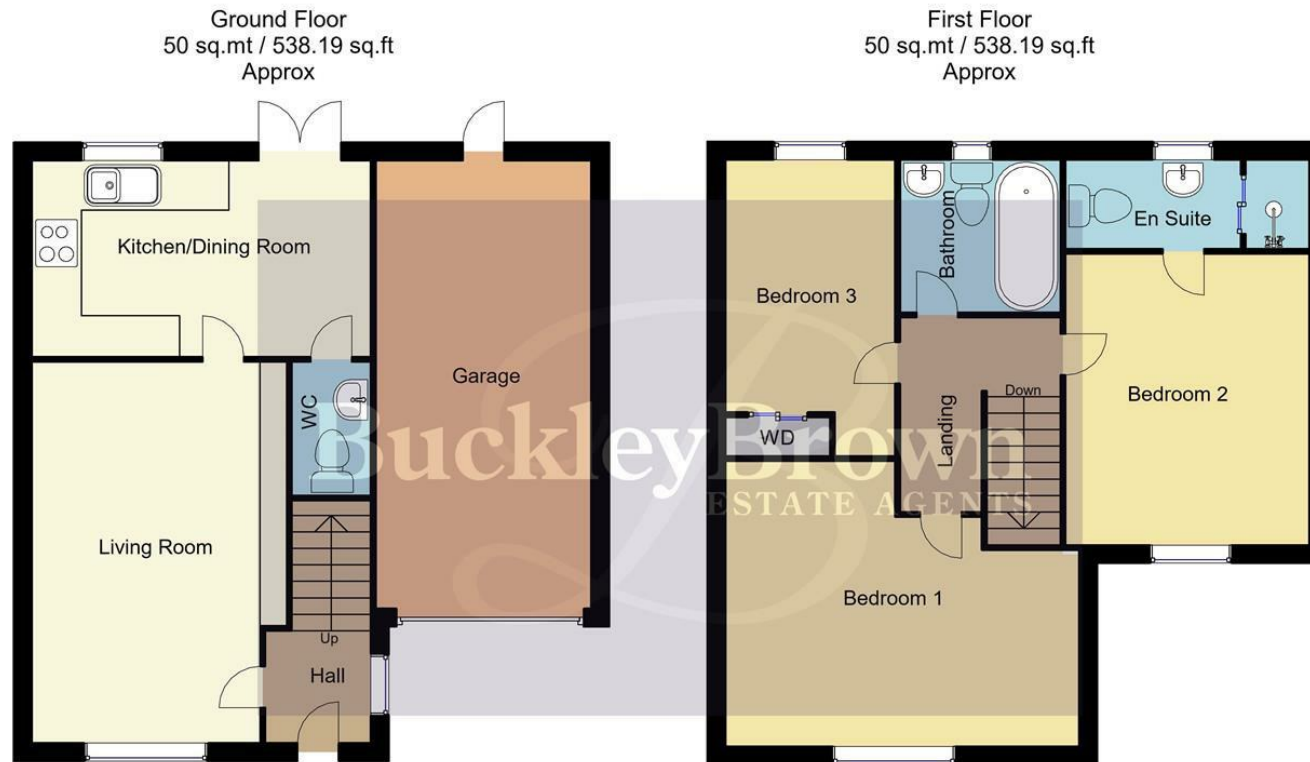
Garage 8'6" x 17'9"

Accessible from the front elevation with an external door to the rear elevation.

Outside

Low maintenance frontage with pathway leading to the front door along with a private driveway and garage allowing for off road parking. To the rear you will find a well kept garden which is mainly laid to lawn with a 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. Specifically 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		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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