



HAZEL ROAD | NEW OLLERTON | NEWARK | NG22 9TF

BuckleyBrown
ESTATE AGENTS

CREATE LASTING MEMORIES!!.. We welcome you to this excellent three-bedroom semi-detached property. Positioned in the quiet area of New 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...

Starting with the neutrally decorated living room, there is plenty of space here for all of your homely furnishings. The bay window allows plenty of natural light to pour in. Just next door, you will find the dining room, which is of a generous size and offers space and flexibility to become a second sitting room or even an office. Moving through to the lovely kitchen which offers space and storage for those who enjoy cooking. There are a range of modern units and cabinetry with work surfaces above, and an integrated oven. Completing the floor is a utility room which is plumbed for a washing machine, a storage room and a WC for added convenience.

Heading up to the first floor, you will discover three generous bedrooms providing ample space to add your own stamp. The family bathroom provides a white four-piece suite. Including a bath tub, shower cubicle, hand wash basin and low flush WC.

Outside, the residence boasts a well-kept garden with decorative plants and shrubs, perfect for evening drinks in the sunshine. The front of the house also features a driveway offering handy private parking. Call today to arrange a viewing!





Hall

With access to;

Living Room 9'4" x 11'10"

With a bay window to front elevation. Including carpeted flooring.

Dining Room 11'5" x 14'8"

With window to rear elevation. Including a feature fireplace and carpeted flooring.

Kitchen 8'2" x 11'3"

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

Utility

With window to side elevation.

Storage 6'2" x 8'3"

With window to front elevation.

WC

Including hand wash basin and low flush WC.

Landing

With access to;

Bedroom One 11'5" x 12'0"

With window to rear elevation. Including built-in storage and carpeted flooring.

Bedroom Two 10'2" x 11'5"

With window to rear elevation. Including built-in storage and carpeted flooring.

Bedroom Three 9'4" x 11'10"

With window to front elevation. Including built-in storage and carpeted flooring.

Bathroom 5'11" x 11'1"

Comprising a four-piece suite, with a shower cubicle, bath tub, hand wash basin and low flush WC.

Outside

To the rear offers a well-maintained and private lawn. The front hosts a private driveway with parking for two cars.





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			85
(81-91) B			
(69-80) C		69	
(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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