



Offers Over £175,000 Freehold

11 BRIAR ROAD | NEW OLLERTON | NEWARK | NG22 9SY

**BuckleyBrown**  
ESTATE AGENTS



Welcome Home! This charming semi-detached property, nestled in the heart of New Ollerton, is just a stone's throw from the high street and within easy reach of local schools, making it an ideal choice for families. With convenient access to a variety of local amenities, daily essentials are just a short walk away. The nearby parks and green spaces provide the perfect setting for outdoor family activities. Meticulously maintained to an excellent standard throughout, this home is sure to leave a lasting impression on potential buyers.

Upon entering, you are welcomed by a bright and inviting entrance hall. The generous reception room exudes a cozy atmosphere, with a beautiful feature fireplace serving as the room's focal point. The kitchen-diner is both stylish and functional, offering a range of well-appointed units and ample space for a dining table—perfect for hosting family meals and gatherings. The conservatory, accessible from the dining area, opens directly into the garden, creating a seamless transition between indoor and outdoor living.

Upstairs, the accommodation includes three spacious bedrooms, complemented by a well-sized family bathroom, offering plenty of space for everyone.

The property boasts fantastic curb appeal and is wonderfully positioned. A well-maintained lawn greets you at the front, while a shared driveway to the side leads to a parking space and garage. The rear garden is a true highlight, fully enclosed and tastefully landscaped. Enjoy relaxing on the decked seating areas or unwind in the peaceful lawned space. Additional features include a summer house and practical storage sheds, while a side access gate provides convenient entry to the driveway and garage.

Don't miss your chance to view this stunning home. Call today to arrange a viewing!







### Entrance Hall

Having tiled floor and housing stairs to first floor accomodation.

### Living Room

Having window to front elevation, radiator, carpet flooring and a feature fireplace with beautiful mantel piece.

### Kitchen Diner

The kitchen is complete with a range of matching wall and base units with complimentary work surface over, space for freestanding oven with extractor hood above, inset belfast sink with mixer tap, tiled splashback, integrated under counter fridge, window to rear elevation and tiled floor. The dining area has continuous tiled flooring, storage cupboards, radiator and window and door leading to the conservatory,

### Conservatory

Having tiled floors, radiator, all aspect windows with glass roof and patio doors leading to the rear garden.

### First Floor Accomodation

Carpet flooring and giving access to.

### Bedroom One

Having window to rear elevation, carpet flooring and radiator.

### Bedroom Two

Having window to rear elevation, carpet flooring and radiator.

### Bedroom Three

Having window to front elevation, carpet flooring and radiator.



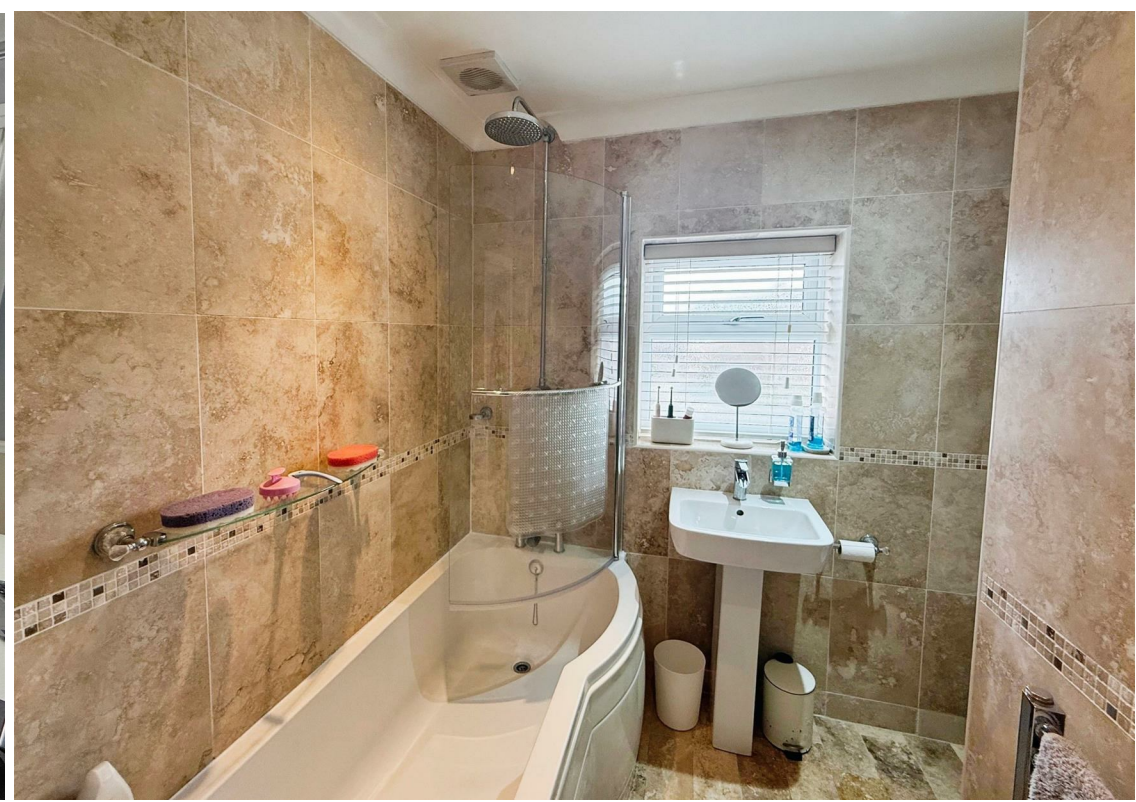
### Bathroom

Complete with a white three piece suite comprising of panelled back with shower over and glass screen, pedestal hand wash basin, low flush wc, full tiled walls, tiled flooring, heated towel rail, spot lighting, extractor fan and window to front elevation.

### Outside

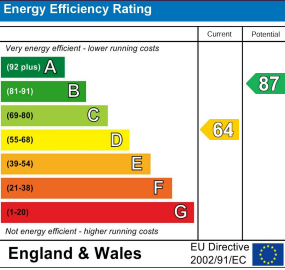
To the front of the property there is access to a shared driveway leading to the garage and a well maintained lawn. To the rear there is a beautiful landscaped garden which is mostly laid to lawn, has gravel borders, a decking seating area to enjoy in the warmer months. There is also a summer house and a storage shed.







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.





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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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