



Offers Over £325,000

HAWKHILL CLOSE | OLLERTON | NEWARK | NG22 9AW

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ESTATE AGENTS



## AN OPPORTUNITY YOU CANNOT MISS!

This wonderful three-bedroom detached property in Ollerton, Newark, offers an excellent balance of spacious living, modern comfort, and stunning outdoor space. This is the perfect property for families, professionals, or anyone seeking a peaceful retreat with fantastic views and a homely feel.

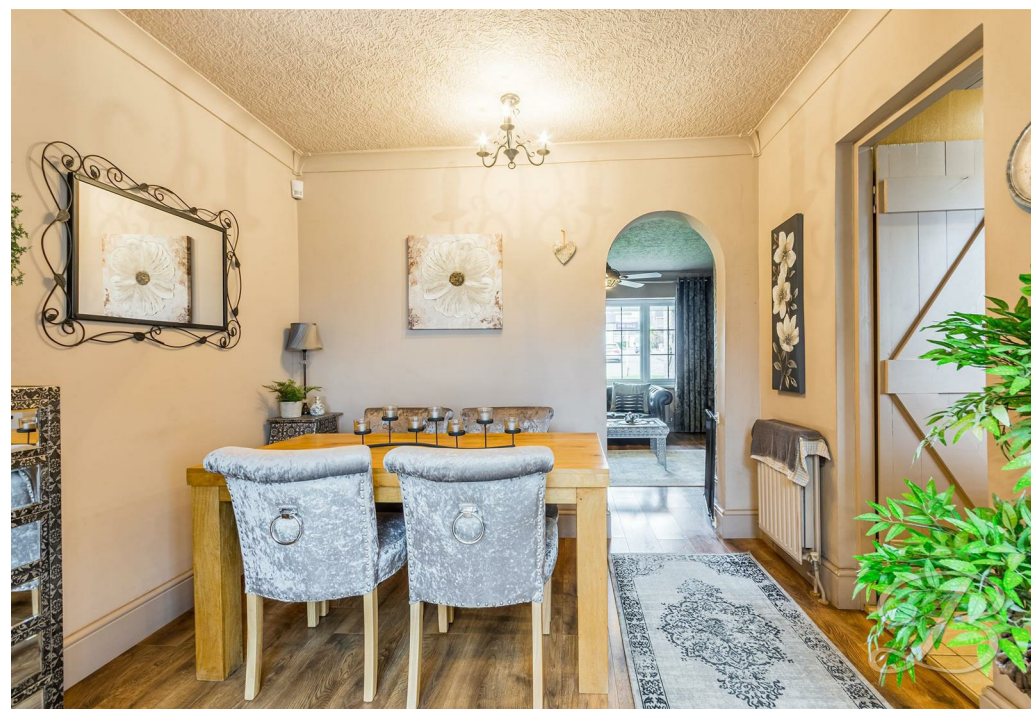
The ground floor boasts a welcoming living room, ideal for relaxing in front of the log burner fireplace whilst also having the benefit of a ceiling fan. Moving seamlessly through the archway you are greeted with a stunning extension. This space currently lends itself as a dining room but has the potential to become whatever you desire. Complemented by multiple windows, a skylight and patio doors, bringing the outside inside! The well-designed kitchen provides a functional space for cooking delicious meals. Additionally, the snug area adds a cozy touch, ideal for a quiet retreat, a reading nook, or even a home office.

Upstairs, the property presents three good-sized bedrooms, each offering plenty of space for furniture and your own personal touches. The four-piece bathroom suite, located off the landing, is both practical and stylish, with a separate shower and free standing bath, making it perfect for the whole family!

The rear garden of this property is nothing short of stunning, offering a spacious and well-maintained lawn area, complemented by a beautifully laid-out patio perfect for outdoor dining, summer barbecues, or simply enjoying the tranquil views. The garden offers privacy and a peaceful atmosphere, making it the ideal space to unwind and entertain.

The front of the property benefits from a driveway that leads to a garage, providing additional storage or off road parking!

Call our team to today to make this your forever home!







#### Entrance Hallway

Window to the front elevation and further access to;

#### Living Room 13'6" x 14'8"

Cosy reception room fitted with a log burner fireplace, ceiling fan, window to the front and an archway leading through to the dining room.

#### Dining Room/Orangery 26'0" x 9'6"

Dining area providing ample space for your desired furnishings. The extension/orangery is just off from here and comprises of a stunning open space complemented by triple aspect windows, patio doors and a skylight.

#### Kitchen 9'7" x 11'4"

Complete with a range of traditional wall and base cabinetry, inset sink and drainer,

integrated appliances and an additional storage cupboard located under the stairs. Window to the rear and access through to the snug.

#### Snug 7'7" x 9'7"

Versatile space to use to your own desire fitted with patio doors opening to the rear, creating a seamless transition between indoor and outdoor living.

#### Landing

Window to the side elevation and a storage cupboard along with access to;

#### Bedroom One 10'9" x 13'2"

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

#### Bedroom Two 9'7" x 13'2"

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



#### Bedroom Three 7'11" x 15'9"

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

#### Bathroom 6'5" x 7'10"

Four piece suite comprising of a hand wash basin, low flush WC, a free standing bath and shower. Finished with stylish tiling and dual aspect windows to the side and rear elevations.

#### Garage 7'7" x 17'5"

Accessible from the front elevation with a window to the side.

#### Outside

Well established garden to the front elevation with a paved driveway and garage allowing for sufficient off road parking. The rear garden includes multiple patio seating areas, a lovingly maintained

lawn, mature shrubs and wonderful views to the rear.





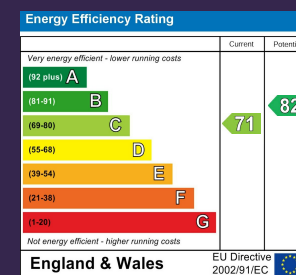




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





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