



Offers Over £325,000

KINGFISHER WAY | OLLERTON | NEWARK | NG22 9DW

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ESTATE AGENTS

LUXURY LIVING AT ITS FINEST!!

Prepare to be impressed by this stunning four-bedroom detached home, ideally located in Ollerton, Newark. This exceptional family residence is meticulously maintained and offers a perfect blend of modern luxury and comfort, featuring a range of high-end fixtures and fittings throughout. Let's take a look inside...

As you step inside, you're greeted by a spacious, welcoming hallway, providing access to the first living room. This room presents a cosy atmosphere to relax after a long day. The heart of the home is the open plan kitchen/diner, boasting beautiful cabinetry, integrated appliances, and space for all of your desired furnishings. The kitchen benefits from patio doors while the living area is complemented by bi-folding doors, creating a seamless transition between indoor and outdoor living. Perfect for entertaining with family and friends! The adjoining utility room and WC provides added convenience to the ground floor. Continuing through, the office boasts a great space for those who work from home, or alternately allows you to create whatever your family desires! This room also has the hidden luxury of underfloor heating, need we say more?

Upstairs, you'll find four generously sized double bedrooms, each impeccably presented with built in wardrobes. The master bedroom benefits from its very own ensuite bathroom featuring a three-piece suite. A family bathroom, is conveniently located just off the landing and presents a three piece suite, with stylish tiling!

Outside, the property's grounds are just as impressive, offering a garden that's both functional and aesthetically pleasing, with a well kept lawn, patio seating area and fence surround. The front of the property features a large private driveway, garage and electric car charging point!

Call our team today to arrange a viewing and make this your forever home!





Hallway

Windows to the front elevation and further access to;

Living Room 9'10" x 13'2"

Spacious living room with carpeted flooring and a window to the front elevation, allowing a wealth of natural daylight to flow through.

Kitchen 16'6" x 11'2"

Complete with a range of attractive cabinets, an inset sink and drainer, integrated appliances and patio doors opening to the rear elevation. Ample storage space along with further room for your desired dining furnishings. Access to a handy utility.

Living Room 16'9" x 10'0"

Versatile room offering a wonderful space to both relax and entertain. Complemented by bi-folding doors which open onto the rear garden.

Utility 4'8" x 6'1"

Fitted with ample worktops, cupboard inset sink and drainer and access to the downstairs WC. Additional space and plumbing for a washing machine/tumble dryer. Further access to the office.

WC 5'2" x 5'3"

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

Office 9'9" x 9'6"

Vast reception room offering the perfect space to make whatever you desire. Benefits from the luxury of underfloor heating.

Landing

With access to a storage cupboard and leading access into;

Bedroom One 13'1" x 11'10"

Carpeted flooring, central heating radiator, built in wardrobes and access to a private en suite facility. Window to the front elevation.



En Suite 8'7" x 3'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Two 12'2" x 9'0"

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

Bedroom Three 10'2" x 9'3"

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

Bedroom Four 10'2" x 9'0"

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

Bathroom 5'2" x 7'2"

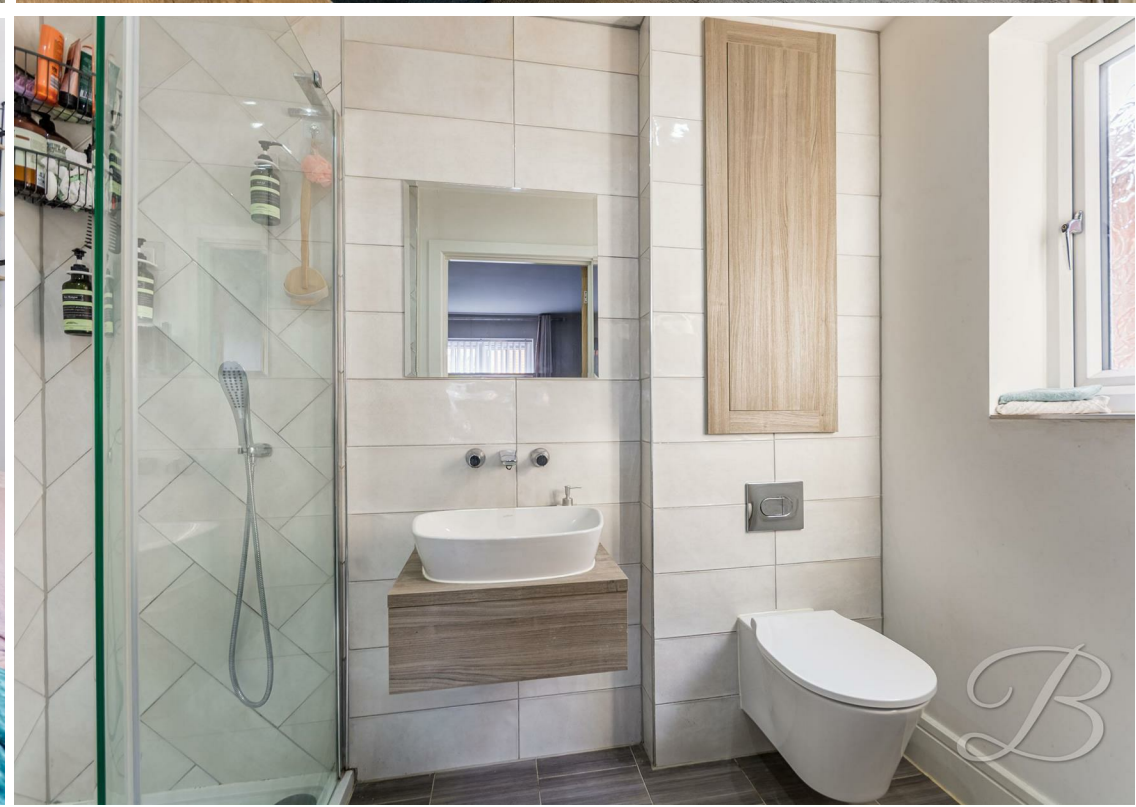
Three piece family suite consisting of a hand wash basin, low flush WC and a bath, complete with stylish tiles.

Garage 9'9" x 9'11"

Accessible from the front elevation with a door to the rear leading through to the office for added convenience.

Outside

The property boasts an attractive frontage with a decorative lawn area, private driveway, garage, and a convenient electric car charging port. At the rear, the garden features a well-established lawn, complemented by a patio seating area and a secure fenced surround, offering both privacy and peace of mind.





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		92
(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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