



£180,000

54 PETERSMITH DRIVE | NEW OLLERTON | NEWARK | NG22 9RU

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU...

Located in the desirable and well-connected area of New Ollerton, this attractive three-bedroom semi-detached home presents an excellent opportunity for families, first-time buyers, or investors. The property is ideally positioned within easy reach of local schools, shops, and amenities, with excellent transport links to nearby towns. Offering a well-maintained interior and ready-to-move-in condition, this home combines comfort and practicality. Lets take a look inside...

Upon entering the home, you are welcomed into a spacious and inviting living room, perfect for relaxing with family or entertaining guests. To the rear of the property is the modern kitchen/dining room, featuring stylish high-gloss cabinetry, ample storage, and space for a dining table—creating a sociable hub ideal for both everyday living and hosting.

Upstairs, the property offers three generously sized bedrooms, providing flexibility for family living, guest rooms, or even a home office. The contemporary family bathroom is fitted with a sleek three-piece suite.

Externally, the property continues to impress. To the front, there is a private driveway offering off-street parking, along with steps leading to the front door that enhance the home's kerb appeal. The rear garden is a lovely outdoor space, featuring a gravelled seating area ideal for outdoor dining or relaxing, a neatly laid lawn perfect for those outdoor activities, and surrounding fencing offering that extra security and privacy.

Call today to arrange a viewing!!





Entrance Hall

With stairs rising to first floor, built in storage cupboard and surrounding doors providing access into;

Living Room 10'9" x 14'3"

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

Kitchen/Dining Room 9'11" x 20'4"

Complete with a modern range of white high gloss cabinetry with ample worktop surface. It features an inset sink and drainer, integrated oven and an electric hob with a hood over. This room offers an open plan design with the dining room, with

ample space for your dining furniture. With a window and door to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom One 10'0" x 12'4"

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

Bedroom Two 9'8" x 10'9"

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

Bedroom Three 6'10" x 10'7"

With carpeted flooring, central heating



radiator and a window to the front elevation.

Bathroom 5'5" x 8'0"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

Outside

The front of the property offers a driveway and steps leading to the front door. To the rear, there is a gravelled seating area, a laid lawn, and surrounding fencing providing privacy.



Ground Floor
46 Sq.m / 490.34 Sq.ft
Approx



First Floor
46 Sq.m / 494.73 Sq.ft
Approx



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		86
(81-91) B		
(69-80) C	72	
(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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