



£220,000 Freehold

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

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ESTATE AGENTS

CREATE YOUR NEXT CHAPTER!!...

Situated in the heart of Ollerton, within easy reach of local shops, schools, and amenities, this spacious and well-presented five-bedroom semi-detached home is perfect for growing families or those seeking generous living space.

Upon entry, you are greeted by a welcoming hallway that sets the tone for the rest of the property. The spacious living room offers a comfortable setting for relaxing, with double doors opening into a modern, well-equipped kitchen — ideal for both everyday use and entertaining. Adjacent to the kitchen is a convenient utility room, providing additional storage and space for appliances. A separate dining room offers flexibility for family meals or hosting guests.

Upstairs, the home features five well-proportioned bedrooms, offering ample space for family members, guests, or even a home office. One of the bedrooms benefits from its own en-suite shower room, while the main family bathroom is fitted with a stylish three-piece suite.

Externally, the property boasts excellent outdoor space, including a front driveway providing off-street parking, a detached garage, and well-maintained laid lawns to both the front and rear. The rear garden also features a patio seating area, ideal for outdoor dining or relaxing, and is enclosed with secure fencing for added privacy. An added bonus is the owned solar panels, along with 2 x 5kW battery storage systems, which significantly enhance the home's energy efficiency and help reduce utility costs.

Call today to arrange a viewing!!!





Entrance Hall

With laminate flooring, central heating radiator, built in storage cupboard, stairs rising to first floor and surrounding doors providing access into;

Living Room 11'10" x 21'1"

With carpeted flooring, windows to front, side and rear elevation and double doors opening through to the Kitchen.

Kitchen 10'1" x 15'11"

Complete with a matching range of cabinetry with ample worktop space. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation and a door providing access into the utility room.

Utility Room

With a built in storage cupboard and a door to the rear elevation

Dining Room 10'11" x 14'4"

With carpeted flooring and a window to the front elevation.

Landing

Surrounding doors provide access into;

Bedroom One 9'11" x 12'6"

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

Bedroom Two 9'10" x 10'11"

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



Bedroom Three 8'3" x 12'0"

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

Bedroom Four 7'11" x 12'0"

With carpeted flooring, central heating radiator and a window to the front elevation. This room further benefits from its own en-suite facility.

En-suite 3'11" x 9'0"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the side elevation.

Bedroom Five

With carpeted flooring, central heating

radiator and a window to the front elevation.

Bathroom 5'4" x 8'2"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

Outside

The property features a front driveway, detached garage, and a laid lawn with steps leading to the front door. The rear garden includes a lawn, patio seating area, and is enclosed by fencing. Owned solar panels, along with 2 x 5kW battery storage systems, significantly enhance the home's energy efficiency and help reduce utility costs.



Ground Floor
72 Sq.m/ 779.49 Sq.ft
Approx



First Floor
72 Sq.m/ 780.15 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		
(81-91) B	89	89
(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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