



Offers Over £169,995 Freehold

36 GRIFFIN ROAD | NEW OLLERTON | NEWARK | NG22 9WJ

BuckleyBrown
ESTATE AGENTS

MODERN LIVING!!! We can't wait to show you around this excellent three-bedroom property, located within the convenient and popular area of New Ollerton and close to a range of terrific shops, amenities and transport links that make commuting a breeze. The property itself has been kept to a wonderful standard throughout, boasting a modern internal layout that is perfectly suited to first-time buyers or growing families. Let's take a peek inside..

The ground floor welcomes you to a fabulous open-plan kitchen/diner that is perfectly designed for families or entertaining guests. The kitchen is equipped with a range of contemporary high-gloss units to utilise, along with space for all essential appliances. There's a handy under stairs storage cupboard, along with ample dining space to enjoy family meals. You'll also gain access into a convenient WC. Just next door is the living room that presents a bright and airy space to relax, with French doors that lead nicely out to the rear garden, providing a seamless transition to the outdoor space.

The first floor hosts three well-appointed bedrooms, all of which offer lots of space and flexibility to add your own stamp. The first bedroom benefits from two great windows, allowing a wealth of natural light to fill the space nicely. The family bathroom can also be found just off the landing and comprises of a modern three-piece suite where you can unwind after a long day.

Heading outside, you will be pleased to find a low-maintenance and wonderfully landscaped rear garden that complements the home beautifully. There's a patio seating area with veranda that is ideal for enjoying quality time with friends and family, and this is alongside a decked seating area, lawn, and fitted roof cover for a hot tub. You'll also be impressed to find a driveway to the front of the property, allowing space for handy off-road parking.





Entrance Hall

With central heating radiator, stairs leading up to the first floor, and access into;

Kitchen/Diner 10'2" x 16'2"

Complete with a modern range of high-gloss wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with extractor fan above, space and plumbing for a washing machine, space for a full-size fridge-freezer, under stairs storage cupboard, ample dining space, central heating radiator, and dual aspect windows to the front and side elevation. With access into;

WC

Complete with a low flush WC, hand wash basin and central heating radiator.

Living Room 10'9" x 13'6"

With a central heating radiator, window to the rear elevation, and French doors leading out to the rear garden.

Landing

With fitted carpets, central heating radiator, and access into;

Bedroom One 8'3" x 13'7"

With fitted carpets, central heating radiator, and two windows to the front elevation.

Bedroom Two 7'3" x 12'5"

With fitted carpets, central heating radiator, and window to the rear elevation.



Bedroom Three 6'0" x 9'0"

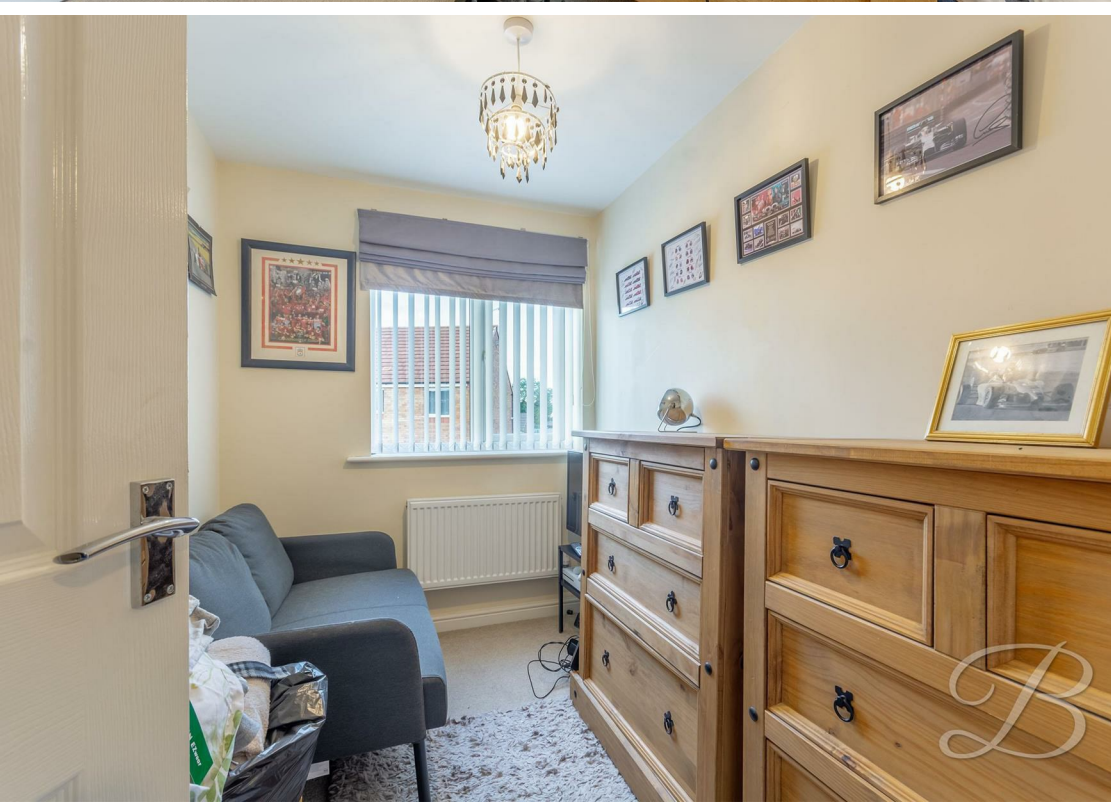
With fitted carpets, central heating radiator, and window to the rear elevation.

Bathroom 5'11" x 7'2"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, and an opaque window to the side elevation.

Outside

Featuring an enclosed, low-maintenance garden to the rear with a patio seating area with veranda, a decked seating area, lawn, and a built-in roof cover for a hot tub. To the front of the property is a private driveway allowing space for off-road parking.



Ground Floor
37 sq.m / 395.65 sq.ft
Approx.

First Floor
36 sq.m / 390.83 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		94
(81-91) B	82	
(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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