



Offers Over £165,000 Freehold

24 BIRKLANDS AVENUE | NEW OLLERTON | NEWARK | NG22 9SA

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ESTATE AGENTS

MAKE A MOVE...

Located in the popular area of New Ollerton, Newark, this beautifully maintained three-bedroom semi-detached property offers modern living in a convenient setting, close to a wide range of local amenities including shops, schools, and transport links. Lets take a look inside...

Upon entering, you are greeted by a welcoming hallway that leads into a bright and spacious living room. This beautifully presented space features a large front-facing window that floods the room with natural light, offering the perfect space to relax and unwind. To the rear of the home is a well-appointed and generously sized kitchen that truly serves as the heart of the property. Thoughtfully designed for both functionality and style, it offers an abundance of cupboard and worktop space, ideal for cooking and everyday use. The kitchen also includes a convenient breakfast bar for casual dining, as well as ample space to accommodate a full dining table—perfect for family meals or entertaining.

Upstairs, the property comprises three comfortable bedrooms, each offering ample space for furniture and storage. The main family bathroom is a standout feature, boasting a modern four-piece suite.

The front of the property boasts excellent kerb appeal, with a neatly laid lawn, a private driveway offering off-street parking, and attractive decorative shrubbery adding a touch of greenery and charm. To the rear, the garden offers a peaceful outdoor retreat, complete with a well-maintained lawn and a paved patio seating area—perfect for al fresco dining or relaxing in the sun. Additionally, the property benefits from leased solar panels, contributing to reduced energy bills and improved energy efficiency.

Call today to book a viewing!!!





Entrance Hall

With laminate flooring, central heating radiator, stairs rising to the first floor and surrounding doors providing access into;

Living Room 12'2" x 14'4"

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

Kitchen 9'11" x 20'11"

Complete with a matching range of cabinetry and ample worktop space, the kitchen features an inset sink and drainer, breakfast bar, integrated double oven, electric hob with hood over, and space for appliances. It also accommodates furniture such as a dining table and chairs, with windows to the side and rear elevation and a door providing direct access onto the

garden. The kitchen is less than a year old and includes a high-quality Neff double oven, integrated dishwasher, hob, and integrated fridge freezer — all just 10 months old.

Landing

Surrounding doors provide access into;

Bedroom One 10'3" x 12'7"

With carpeted flooring, built in storage cupboard, central heating radiator and a window to the rear elevation.

Bedroom Two 10'5" x 10'11"

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



Bedroom Three 6'9" x 10'5"

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

Bathroom 5'6" x 8'0"

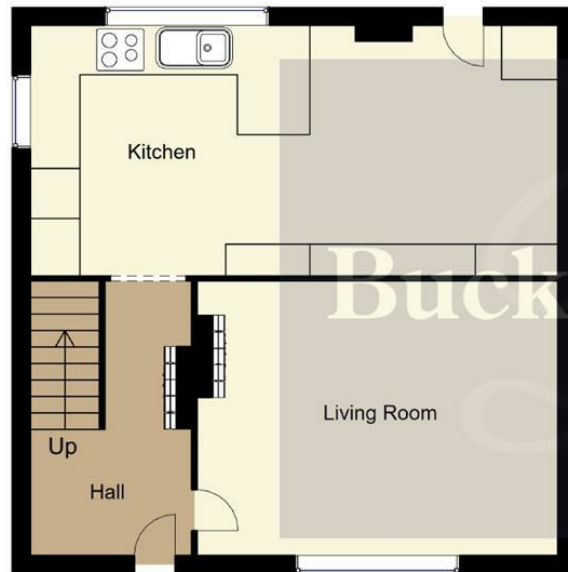
Complete with a four piece suite including a bath, walk in shower, low flush WC and hand wash basin.

Outside

The front of the property includes a driveway, a neatly laid lawn, and decorative shrubbery that enhances its kerb appeal. To the rear, the garden features a well-maintained lawn and a patio seating area, all enclosed by fencing to provide privacy. Additionally, the property benefits from leased solar panels, contributing to reduced energy bills and improved energy efficiency.



Ground Floor
47 Sq.m/ 505.80 Sq.ft
Approx



First Floor
47 Sq.m/ 510.15 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		87
(81-91) B		
(69-80) C	73	
(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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