



£230,000 Freehold

10 FOREST ROAD | NEW OLLERTON | NEWARK | NG22 9SU

**BuckleyBrown**  
ESTATE AGENTS

## MOVE ON IN!...

Situated in the popular area of New Ollerton, Newark, this beautifully presented three-bedroom home offers a perfect blend of comfort, space, and versatility, all within easy reach of local amenities, schools, and transport links. Lets take a look inside...

Upon entering the property, you're welcomed into a modern kitchen with ample storage and workspace, leading to a cosy living room complete with a feature fireplace that adds character and warmth to the space. Adjacent to the living area is a separate dining room, currently being used as a playroom, showcasing the adaptable layout that suits a range of lifestyles.

Upstairs, the property boasts three well-sized bedrooms, with one currently serving as a dressing room, and a stylish family bathroom featuring a contemporary four-piece suite including a bath, separate shower, washbasin, and WC.

Externally, the home continues to impress with a neatly maintained front driveway offering convenient off-street parking. To the rear, a private and enclosed garden provides an ideal space for relaxation and entertaining, complete with a generous patio seating area, low-maintenance artificial grass, and secure surrounding fencing. Adding a unique touch is a versatile outbuilding currently used as a fully equipped bar—perfect for social occasions or enjoying summer evenings at home.

Call today to view!!!





### Hallway

A welcoming entrance hall with laminate flooring, radiator and double glazed window, accessing lounge and dining/playroom.

### Lounge

Modern family room with media wall, carpeted flooring, radiators, and double glazed window to front with double glazed doors leading out on to the garden.

### Dining Room/Play Room

Dining room which is currently being utilised as a playroom, with laminate flooring, radiator and double glazed window to the front elevation.

### Kitchen/Diner

Fitted kitchen with integrated appliances,

partially tiled walls, tiled flooring, radiator and space for dining. This space also offers understairs storage and space for dining.

### First Floor Landing

Carpeted flooring, radiator, loft access and access to bedrooms and bathroom.

### Bedroom One

Carpeted flooring, radiator, double glazed window to the front elevation, built in storage and access to walk in wardrobe.

### Dressing Room/Bedroom Three

Accessed via bedroom one and utilised as a dressing room with radiator, double glazed rear window, and fitted wardrobes. This was originally bedroom three serving as a third double bedroom.



### Bedroom Two

Second double bedroom with carpeted flooring, radiator and double glazed window.

### Bathroom

Stunning four piece suite with corner bath, twin sink, wc, and double walk in shower, tiled flooring and partially tiled walls, radiator, and double glazed window.

### Outside

The property boasts a well-maintained exterior, featuring a front driveway providing convenient off-street parking. To the rear, you'll find a private garden complete with a spacious patio seating area, low-maintenance artificial grass, and secure surrounding fencing—ideal for outdoor entertaining. Additionally, there is

a versatile outbuilding currently being used as a stylish bar, offering a unique social space.

### Garage

Providing additional storage space.



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			
(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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