



£279,950 Freehold

8 CULPEPPER AVENUE | NEW OLLERTON | NEWARK | NG22 9GA

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

Nestled in the heart of the highly sought-after Ollerton area, this impressive and versatile 4-bedroom property is perfect for families looking to settle in a vibrant and well-connected community. Boasting generous internal space and a private outdoor setting, this home combines comfort, practicality, and style.

The eco friendly design features high levels of insulation, extra thick walls and tinted double glazed window units for maximum energy efficiency and reduced household running costs.

Upon entering, you're welcomed into a spacious hallway that leads to a bright and airy living room, ideal for relaxing evenings or entertaining guests. The kitchen/dining room is a true highlight—modern, functional, and perfect for family meals or hosting, with ample space for a large dining table. A separate utility room adds convenience and practicality

The property offers four generously sized bedrooms, ensuring plenty of space for a growing family or guests. The master bedroom also benefits from its own private balcony, perfect for relaxing or enjoying a morning coffee. A dedicated office space provides the perfect environment for working from home or studying in peace. The main bathroom is fitted with a stylish three-piece suite, and there's an additional separate WC, offering added convenience.

Outside, the rear garden is laid to lawn and enclosed with secure surrounding fences, providing a safe and private outdoor space for children, pets, or summer entertaining. To the front of the property, you'll find off-street parking and a detached garage, offering both convenience and additional secure storage.

Call today to arrange a viewing!!!





Entrance Hall

Surrounding doors provide access into;

Kitchen

Complete with a matching range of cabinetry and ample worktop space. it features an inset sink and drainer, integrated oven and a gas hob with hood over. With a door to the side elevation. This room allows ample space for your dining furniture.

Living Room

With laminate flooring, central heating radiator and double doors providing direct access onto the garden.

WC

Complete with a low flush WC and hand wash basin.

Utility Room

Complete with further cabinetry, with an inset sink and drainer and space for appliances.

Office

Currently set up as an office space, this versatile room can easily be adapted to suit your needs—whether for work, study, hobbies, or additional living space.

Bedroom One

With carpeted flooring, central heating radiator, balcony and a window.

Bedroom Two

With carpeted flooring, central heating radiator and a window.

Bedroom three

With carpeted flooring, central heating radiator and a window.



Bedroom Four

With carpeted flooring, central heating radiator and a window.

Bathroom

Complete with a shower, low flush WC and hand wash basin.

Outside

The front of the property features a driveway providing convenient off-street parking. To the rear, there is a well-maintained lawn, a decked seating area ideal for outdoor relaxation, and surrounding fences offering privacy and security.

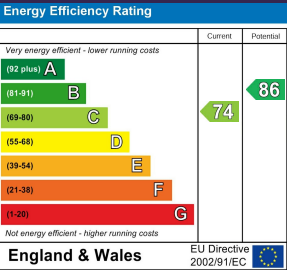
Detached Garage

A spacious detached garage offering secure off-road parking and additional

storage. Ideal for vehicle protection, workshop use, or extra household storage.



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.



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