



Price Guide £300,000

CROW LANE | OLLERTON | NEWARK | NG22 9DL

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £300,000-£310,000

ALL YOU COULD WANT AND MORE!...Positioned in the sought-after location of Ollerton, we present to you this four bedroom family home. With a whole floor devoted to modern day living, this home is a credit to its current owners who have presented it to an exceptional standard, making it move in ready and one you'll be proud to call your own! You won't need to touch a thing, let's take a look inside...

As you step inside, you'll immediately be greeted by the stylish interior which runs throughout. Starting with the generously sized lounge which boasts ample space for all of your desired furnishings! This is a wonderful space to enjoy relaxing after a long day. Now let's head into the heart of the home, the open plan kitchen/diner! Complemented by bi-folding doors, creating a seamless transition between indoor and outdoor living. With an added bonus of acoustic glass in the windows throughout the house. This makes the perfect space for entertaining with family & friends when it's your time to host! Let's not forget the handy downstairs WC.

Moving up to the first floor you will find four inviting bedrooms, the master bedroom having the luxury of built-in wardrobes and an en suite. What's not to love? Just off the landing there is a stunning bathroom comprising of a three-piece suite that will lend a great spot for unwinding.

Outside certainly ticks all the boxes with its very own private driveway and garage, offering ample off-road parking. The rear garden completes this home perfectly with its multiple areas for outdoor seating, well-maintained lawn, patio seating area and fence surround creating a sense of privacy, the whole family will love!

I have no doubt that this property will make the perfect forever home for your family, don't miss out and book a viewing today!





Entrance Hallway

Spacious hallway with a fitted storage cupboard, dual aspect windows to the front and side along with leading access to;

Lounge 10'9" x 14'6"

Light and airy room with triple aspect windows to the front, side and rear elevations.

Kitchen/Dining Room 16'9" x 22'6"

This stunning open plan layout offers a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and a centre island feature. Ample space for all of your desired furniture. Windows to the front along with bi-folding doors opening to the side.

WC

Fitted with a low flush WC, hand wash basin and a window to the rear elevation.

Landing

With a window to the rear, storage cupboard and leading access into;

Bedroom One 12'8" x 13'4"

Carpeted flooring, central heating radiator, built in wardrobes and access to a private en suite. windows to the side elevation.

En Suite 4'1" x 7'4"

Three piece suite including a hand wash basin, low flush WC and a shower. With a window to the front elevation.

Bedroom Two 9'2" x 13'0"

Carpeted flooring, central heating radiator and dual aspect windows to the front and side elevation.

Bedroom Three 9'7" x 11'2"

Carpeted flooring, central heating radiator and a window to the side elevation.

Bedroom Four 7'4" x 8'11"

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

Bathroom 5'7" x 7'4"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

Garage

Accessible from the rear elevation with an external door to the side elevation.

Outside

Low maintenance lawn with a path leading up to the front door. To the rear you will find an enclosed garden which is mainly laid to lawn with patio seating area, decorative shrubs and fence surround. Private parking and a garage to the rear elevation.





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		93
(81-91) B	84	
(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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LANE | OLLERTON | NEWAR
NG22 9DL

BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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