



Price Guide £170,000 Leasehold

FAIRFIELD PARK 14 WELLOW ROAD | OLLERTON | NEWARK | NG22 9FB

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £170,000 - £180,000**

EXCLUSIVELY FOR THE OVER 50s – A HIDDEN GEM!

This modern two-bedroom park home is truly move-in ready and offers a deceptively spacious, thoughtfully designed layout where you'll feel instantly at home.

Step through the front door into a bright and airy open plan living space. The inviting living room welcomes you with soft, neutral décor and plush carpeting—perfect for relaxing or entertaining. Thanks to triple-aspect windows, the space is filled with natural light, creating a warm and welcoming atmosphere.

The well-appointed kitchen. Fitted with a range of contemporary units and high-quality integrated appliances it's as functional as it is beautiful. There's ample space for a dining table and chairs, making it ideal for casual meals or hosting dinner guests. A separate utility room provides additional storage and convenience.

Back through the hallway, you'll find two beautifully presented bedrooms. The master benefits from a walk-in wardrobe and its very own en-suite facilities. The second bedroom features chic fitted storage cupboards, offering excellent storage without compromising on space. A modern shower room with a sleek three-piece suite completes the interior—you won't need to change a thing.

Outside, there is a driveway providing off street parking. The property is located in a secure, gated community with CCTV for added peace of mind. Surrounded by like-minded neighbours, this is the perfect place to enjoy a relaxed, carefree lifestyle.

Don't miss your chance to view this exceptional home—call today to arrange a visit!





Open Plan Living Room 9'4" x 21'0"

As you enter the park home you will be welcomed into the open plan living area. The living room has carpet flooring, radiator and window to side elevation and leads through to the dining area and kitchen.

Open Plan Dining area

The dining area has carpet flooring and two window to front elevation.

Kitchen 9'4" x 14'8"

Complete with a range of modern matching wall and base unit with complimentary work surface over, inset sink and drainer, integrated oven with hob and extractor hood over, integrated fridge/freezer, vinyl flooring and window to side elevation.

Utility Room

Complete with a range of modern matching wall and base units with complimentary work surface over, there is a storage cupboard and door leading outside.

Inner Hall

Giving access too;

Bedroom One 9'4" x 12'5"

Complete with carpet flooring, radiator, window to side elevation, walk in closet and storage cupboards.

En-Suite 5'2" x 5'3"

Complete with a three piece suite comprising of shower cubicle, low flush wc, hand wash basin and window to side elevation.



Bedroom Two 8'11" x 9'6"

Having carpet flooring, radiator, storage cupboards and window to side elevation.

Bathroom 5'6" x 8'8"

Complete with a three piece suite comprising of a walk in shower, low flush wc and hand wash basin with window to side 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		
(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	68	70
EU Directive 2002/91/EC		

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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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