



Guide Price £260,000 Freehold

4 ROBIN CLOSE | OLLERTON | NEWARK | NG22 9DS

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE- £260,000 - £270,000 ***

STYLISH, SPACIOUS & READY TO MOVE INTO!!...

Prepare to be impressed by this beautifully presented three-bedroom detached home, tucked away in a peaceful and highly sought-after area of Ollerton. With stylish interiors, well-balanced living spaces, and a thoughtfully landscaped garden, this property is perfect for modern family life.

Step inside and discover a spacious open-plan kitchen/diner/lounge that truly feels like the heart of the home. The kitchen features a range of sleek, contemporary units with work surfaces over, integrated appliances, and ample space for a dining table and chairs — ideal for both busy family mornings and relaxed evening meals. The lounge area offers a warm, welcoming feel and benefits from stunning bi-fold doors that open out to the rear garden, creating a bright and airy space with a seamless connection to the outdoors. Laminate flooring flows throughout the ground floor, while a convenient downstairs WC completes this level.

Upstairs, the property offers three generously sized bedrooms. The master boasts fitted wardrobes and a stylish private en-suite, while the second bedroom also includes built-in storage. All bedrooms are well presented and versatile, making them ideal for growing families, guests, or home office space. The family bathroom features a modern three-piece suite with a shower over the bath.

The rear garden is a private retreat — with a well-maintained patio area, decorative planting, and a brick wall for added seclusion. The gated access to the rear garden leads to a handy garage and driveway, providing ample off-road parking. The front garden is equally charming, finished with slate chippings and decorative plants to enhance the home's kerb appeal.

This wonderful property offers comfort, space, and style in a quiet yet convenient location.

Early viewing is highly recommended — don't miss out!





Porch

With access to;

Kitchen/Diner 10'5" x 16'9"

Complete with modern cabinetry and units with work surfaces over, integrated appliances, space for a table and chairs and laminate flooring. With access to;

Living Room 9'2" x 16'9"

This is open plan to the kitchen/diner and includes laminate flooring and bifold doors to rear elevation.

WC 5'1" x 6'5"

Including a low flush WC and inset sink. With window to front elevation.

Landing

With access to;

Bedroom One 9'3" x 9'11"

Complete with central heating radiator, built in wardrobes and window to front elevation.

Ensuite 3'10" x 7'3"

Including a shower cubicle, hand wash basin and low flush WC.

Bedroom Two 9'3" x 9'5"

Complete with central heating radiator, built in wardrobes and window to rear elevation.

Bedroom Three 7'4" x 9'4"

Complete with central heating radiator and window to rear elevation.

Bathroom 6'0" x 7'1"

Complete with a three piece suite. With window to front elevation.

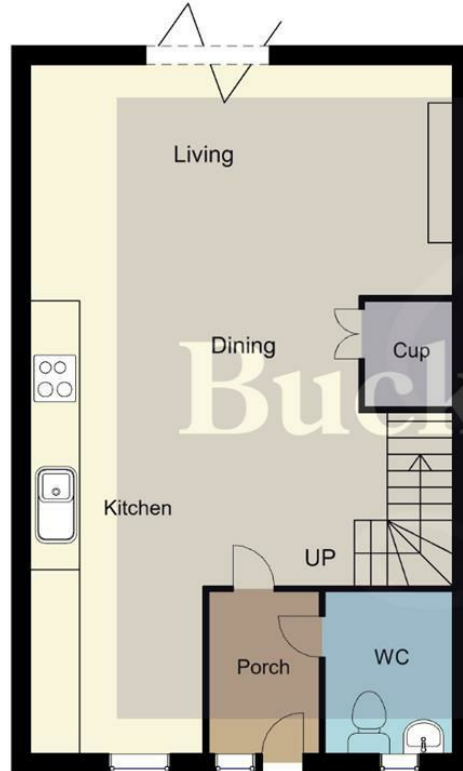


Outside

To the rear offers a well landscaped patio garden with decorative plants. With a brick wall surrounding for added security and a gate to the bottom of the garden with gated access to the garage. The single garage offers handy storage space and a driveway for off street parking. The owners have installed electrics around the garden including plug sockets and stunning lighting which is managed by a control system.



Ground Floor
49 Sq.m/ 527.60 Sq.ft
Approx



First Floor
49 Sq.m/ 523.15 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		94
(81-91) B	82	
(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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