



Offers Over £170,000 Freehold

17 PASTURES VIEW | NEW OLLERTON | NG22 9YJ

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HOME SWEET HOME!... Nestled within a quiet residential area of New Ollerton, this beautifully presented two-bedroom home offers an exceptional blend of comfort, modern style, and practicality—perfect for first-time buyers, couples, or small families seeking a move-in-ready property with superb added value. Not to mention this property is close to transport links and essential amenities.

Stepping inside, you're greeted by a welcoming entrance hall with a convenient ground-floor WC featuring a low flush toilet and hand wash basin. The spacious living room provides a relaxing retreat, enjoying soft carpeted flooring and a large front-facing window that floods the space with natural light—ideal for unwinding or spending quality time with family and friends.

The contemporary open plan kitchen/diner is a true highlight, thoughtfully designed with upgraded worktops, stylish tiling, and ample cupboard storage. It comes fully equipped with integrated appliances—dishwasher, washing machine, fridge freezer, and induction hob—making this home exceptional value compared to others on the development. There's also a generous under-stairs storage cupboard, perfect for everyday essentials, and direct access to the rear garden, creating a wonderful indoor-outdoor flow for entertaining or relaxing with a morning coffee.

Upstairs, you'll find two well-proportioned bedrooms, each featuring fitted carpets and full-height fitted wardrobes offering excellent storage. The family bathroom is finished to a high standard, with upgraded wall tiling, a modern three-piece suite comprising a bath with overhead shower, hand wash basin, and low flush toilet.

Outside, the appeal continues with well-maintained lawned gardens to both the front and rear, and a driveway providing off-road parking for two vehicles.

With its modern upgrades, included appliances, and no upward chain, this delightful New Ollerton home represents a fantastic opportunity—viewing is highly recommended





Hall

Completed with;

WC

Includes low flush toilet, hand wash basin and a window to the side of the property.

Living Room 12'2" x 13'10"

Completed with carpeted flooring, central heating radiator and window overlooking to the front of the property.

Kitchen 12'2" x 10'9"

Featuring modern cupboard space with a work surface above and laminate flooring, this kitchen includes a range of integrated appliances such as a dishwasher, washing machine, oven with extractor fan, induction hob, and fridge freezer, with a tiled walls, a window overlooking the rear of the

property, space for a dining table, direct access to the garden, and a large under-stairs storage area accessed from the kitchen.

Landing

Completed with;

Bedroom One 12'2" x 10'6"

Double bedroom including carpeted flooring, central heating radiator, fitted wardrobe and a window overlooking the front of the property.

Bedroom Two 12'2" x 7'8"

Double bedroom including carpeted flooring, a central heating radiator, full-height fitted wardrobes, a window overlooking the rear of the property, and additional storage space.



Bathroom 6'2" x 5'5"

This three piece suite is completed with laminate flooring, tilted walls, low flush toilet, hand wash basin, shower over the bath and a window overlooking the side of the property.

Outside

With lovely views of the countryside from the front, the property features lawn areas at both the front and rear, an outdoor tap, and a driveway with space for two vehicles.

Agent information

- This property comes included with NHBC guarantee (National House Building Council).
- This property also comes with an efficient air source heat pump.
- Please note due to the age of the

property the map section of the listing may not accurate.





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. Specifically 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	97	
(81-81) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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