



Offers Over £145,000 Freehold

60 BRECK BANK | NEW OLLERTON | NEWARK | NG22 9XG

**BuckleyBrown**  
ESTATE AGENTS



PERFECT BLEND OF SPACE AND CONVENIENCE!!!!...Located in a New Ollerton, this home benefits from a wide range of local amenities. Families will appreciate the proximity to outstanding local schools, while nearby parks and green spaces offer plenty of opportunities for outdoor recreation.

The ground floor welcomes you with a bright hallway and handy storage cupboard. The lounge is cosy and inviting, featuring soft carpet, a charming fireplace, and a front-facing window that floods the room with light. The kitchen combines style and practicality with laminated flooring, ample storage, generous work surfaces, and space for dining, while a rear-facing window overlooks the garden. A useful utility room provides extra storage and garden access.

Upstairs, three well-proportioned bedrooms offer comfort and natural light, with the master featuring a handy storage area. The modern shower room includes a walk-in shower and tiled walls, while a separate WC adds convenience.

Outside, the front of the property benefits from a tiered garden with side steps leading up to the entrance. The rear garden mirrors this layout, offering a ground-level patio area with a raised lawn above—ideal for relaxing or outdoor dining.

This home combines flexible family living with practical and stylish spaces in a sought-after location, offering the perfect balance of comfort and convenience. Early viewing is highly recommended.





#### Hall

Additional storage cupboard and access to;

#### Lounge 14'6" x 10'11"

Carpeted flooring, featured fireplace, central heating radiator and a window to the front of the property.

#### Kitchen 15'10" x 9'10"

Laminated flooring, storage cupboards with work surfaces above, integrated extractor fan and hand wash basin, area to host a dining table and a window to the rear of the property.

#### Utility 4'7" x 4'7"

Laminated flooring, additional storage cupboards and convenient access to outside.

#### Landing

Access to;

#### Bedroom One 12'4" x 9'10"

Carpeted flooring, storage area, central heating radiator and rear-facing window.

#### Bedroom Two 9'10" x 11'0"

Carpeted flooring, central heating radiator and front-facing window.

#### Bedroom Three 11'2" x 6'11"

Carpeted flooring, central heating radiator and front-facing window.

#### Shower Room 5'2" x 5'6"

Two-piece suite with tiled walls and floor, hand wash basin, walk-in shower and a window to the rear of the property.

#### WC

One-piece suite with laminate flooring, low-flush toilet and a window to the side of the property.



#### Outside

The front of the property benefits from a tiered garden with side steps leading up to the house. The rear garden is similarly tiered, offering a ground-level patio area with a raised lawn above.









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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