



£160,000 Leasehold

FAIRFIELD PARK WELLOW ROAD | | OLLERTON | NG22 9FB

**BuckleyBrown**  
ESTATE AGENTS



## MODERN AND WELL-PRESENTED PARK HOME!!...

We're pleased to present this charming park home, ideally situated in a quiet and well-maintained setting. Perfect for those seeking a low-maintenance and comfortable home, it offers a practical layout with bright and airy living spaces.

The welcoming hall provides additional storage and access to the open-plan kitchen, living, and dining area. The kitchen features laminate flooring, ample storage cupboards with work surfaces, an integrated fridge/freezer, a hand-wash basin, partially tiled walls, and a rear-facing window with a door to the outside. The dining area benefits from carpeted flooring, a central heating radiator, and a large front-facing window. The living room continues with carpeted flooring, dual-aspect windows, a central heating radiator, and French doors opening to the outside.

The shower room includes a three-piece suite with a low-flush toilet, hand wash basin, open walk-in shower, and a front-facing window.

The main bedroom features carpeted flooring, a central heating radiator, a walk-in storage area, and a rear-facing bay window, with access to an ensuite comprising a low-flush toilet, hand wash basin with cabinet, and walk-in shower finished with laminate flooring. The second bedroom is carpeted with a central heating radiator, built-in storage cupboard, and a front-facing bay window.

Externally, the home offers a garage with additional storage, an off-road driveway suitable for one vehicle, and a patio surrounding the property for outdoor dining.

This park home combines practical living, comfort, and a convenient layout—ideal for anyone seeking a welcoming, low-maintenance residence in a peaceful setting.





## Hall

Additional storage and access to;

## Kitchen/Living/Dining Room 23'7" x 19'5"

Open-plan kitchen fitted with laminate flooring, ample storage cupboards with work surfaces above, an integrated fridge/freezer, a hand-wash basin, partially tiled walls and a window overlooking the rear of the property and a door providing convenient access to the outside. The kitchen flows into a dining area, which benefits from carpeted flooring, a central heating radiator and a large front-facing window. Continuing the carpeted flooring, the living room offers a central heating radiator, dual-aspect windows and French doors that provide direct access to the outside.

## Shower Room 5'10" x 6'6"

Three-piece suite with a low-flush toilet, hand wash basin, open walk-in shower and a window to the front.

## Bedroom One 11'1" x 10'0"

Featuring carpeted flooring, a central heating radiator, a walk-in storage area and a large bay window overlooking the rear of the property. Providing access to;

## En-Suite 6'9" x 5'2"

Three-piece suite comprising a low-flush toilet, hand wash basin with surrounding cabinet and walk-in shower, all finished with durable laminate flooring.

## Bedroom Two 9'0" x 9'5"

Completed with carpeted flooring, a central heating radiator, a built-in storage

cupboard and a large bay window to the front of the property.

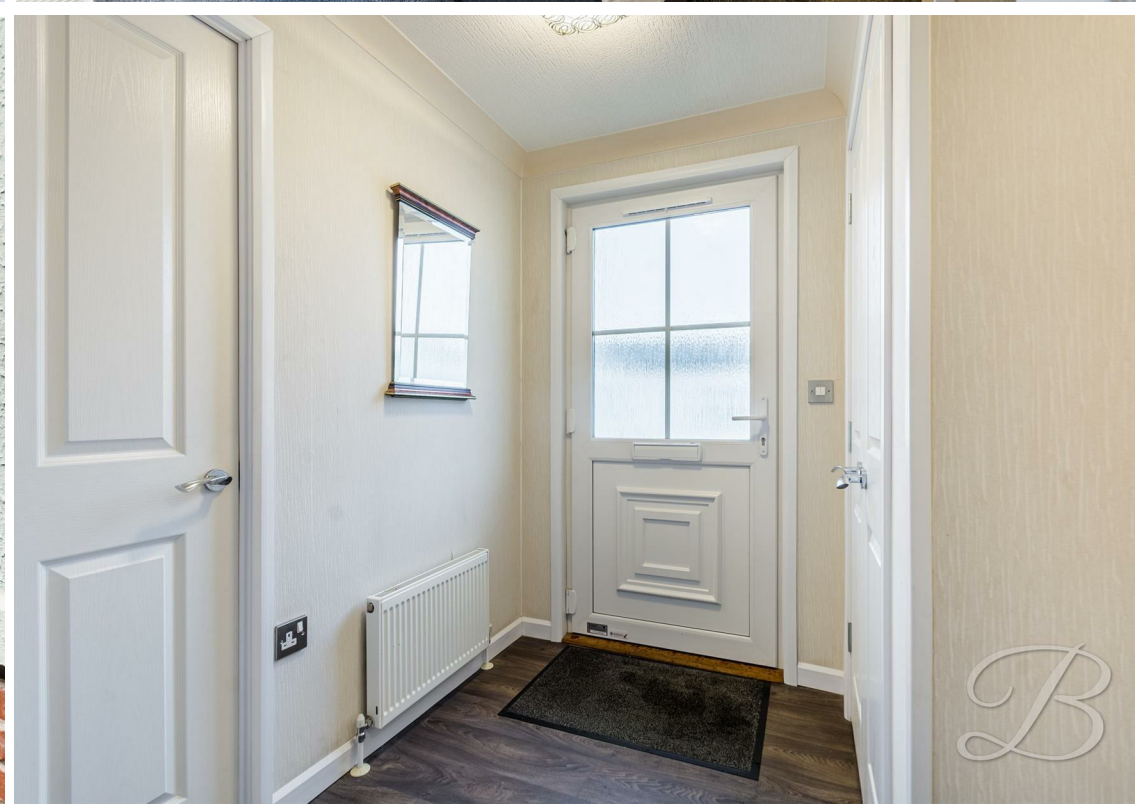
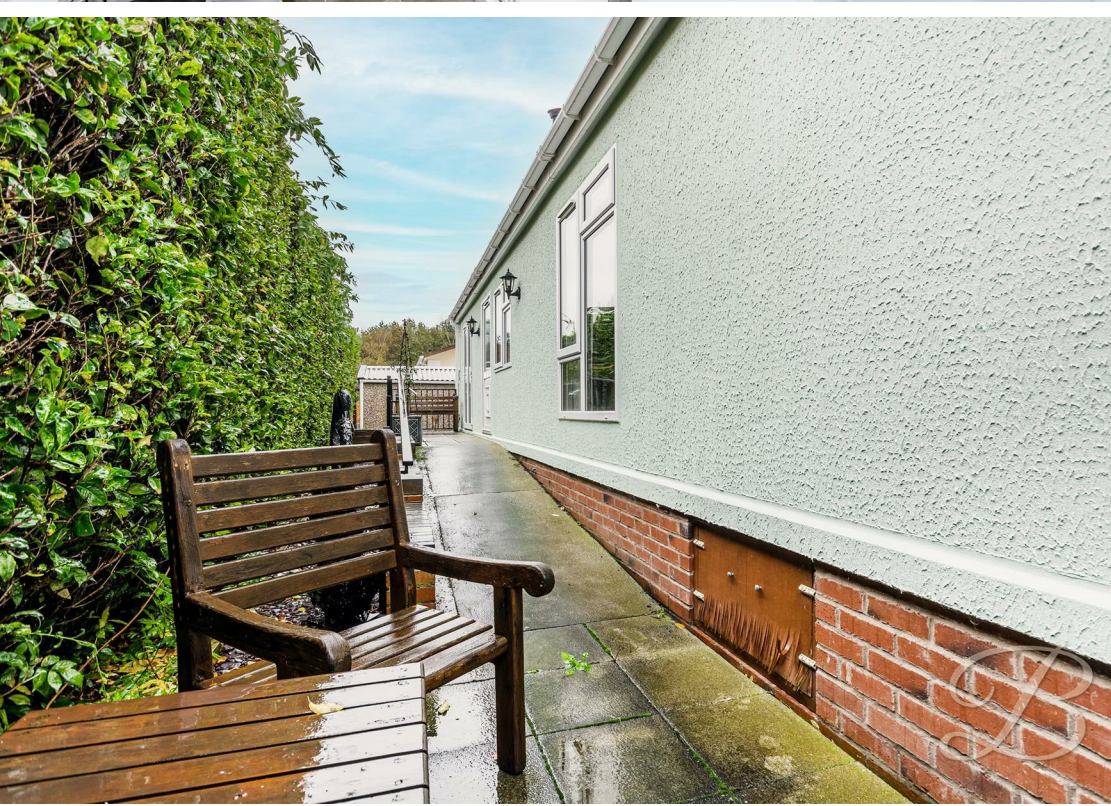
## Garage 8'11" x 18'9"

Additional storage area with direct driveway access.

## Outside

Patio area surrounding the property, providing space for outdoor dining and an off-road driveway suitable for one vehicle.









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>		
(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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