



£185,000 Freehold

10 GOODWILL ROAD | OLLERTON | NEWARK | NG22 9WL

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ESTATE AGENTS

## GORGEOUS AND STYLISH!...

Are just some of the words to describe this beautifully presented three bedroom semi-detached home. Situated in a highly sought-after area of Ollerton, with a wealth of local amenities close by, this property boasts modern décor finished to an excellent standard throughout and is sure to attract plenty of attention.

Step inside and you are welcomed by a bright entrance hallway leading into the lounge, which has been tastefully decorated in neutral tones, creating the perfect space to relax and unwind. To the rear of the property is a spacious kitchen/diner, fitted with a range of stylish units and offering ample space for a dining table and chairs — ideal for both family meals and entertaining. Double doors open onto the rear garden, allowing natural light to flood the room and enhancing the light and airy feel. Completing the ground floor is a convenient downstairs WC.

The first floor hosts two well-proportioned bedrooms, both beautifully presented, along with a modern family bathroom fitted with a white suite.

On the second floor, the master bedroom is a truly impressive space and benefits from the luxury of its own en-suite facilities.

Externally, the property enjoys a private driveway providing off-street parking. To the rear is a pleasant enclosed garden, mainly laid to lawn with a patio seating area — perfect for enjoying the warmer months.

This fantastic home truly ticks all the boxes. Early viewing is highly recommended — call now to arrange yours!





#### Hall

Access to;

#### Living Room 9'5" x 13'9"

Beautifully appointed with plush carpeted flooring, central heating radiator and an elegant front-facing window that bathes the room in an abundance of natural light.

#### Kitchen/Dining Room 13'6" x 10'3"

The heart of the home features integrated storage cupboards with complementary work surfaces above, a range of integrated appliances including an oven, hand-wash basin and hob with extractor fan over. The space also offers ample room to accommodate a dining table, complemented by a rear-facing window and luxurious French doors providing convenient access to the outdoors.

#### WC 2'11" x 6'8"

An elegantly presented two-piece suite featuring a contemporary low-flush WC and stylish hand-wash basin, complemented by a central heating radiator and a side-facing window providing natural light.

#### Landing

Access to;

#### Bedroom Two 13'7" x 9'2"

Having a window to rear elevation, carpet flooring, central heating radiator and a fitted wardrobe.

#### Bedroom Three 6'7" x 8'11"

Having a window to front elevation, carpet flooring and central heating radiator.



#### Bathroom 6'7" x 5'6"

Complete with a modern three piece suite in white comprising of panelled bath with hand wash basin and low flush WC.

#### Landing

Housing the stairs to the master bedroom.

#### Bedroom One 13'6" x 16'0"

This spacious bedroom has dual aspect windows, carpet flooring, central heating radiator and access to its very own en-suite facilities.

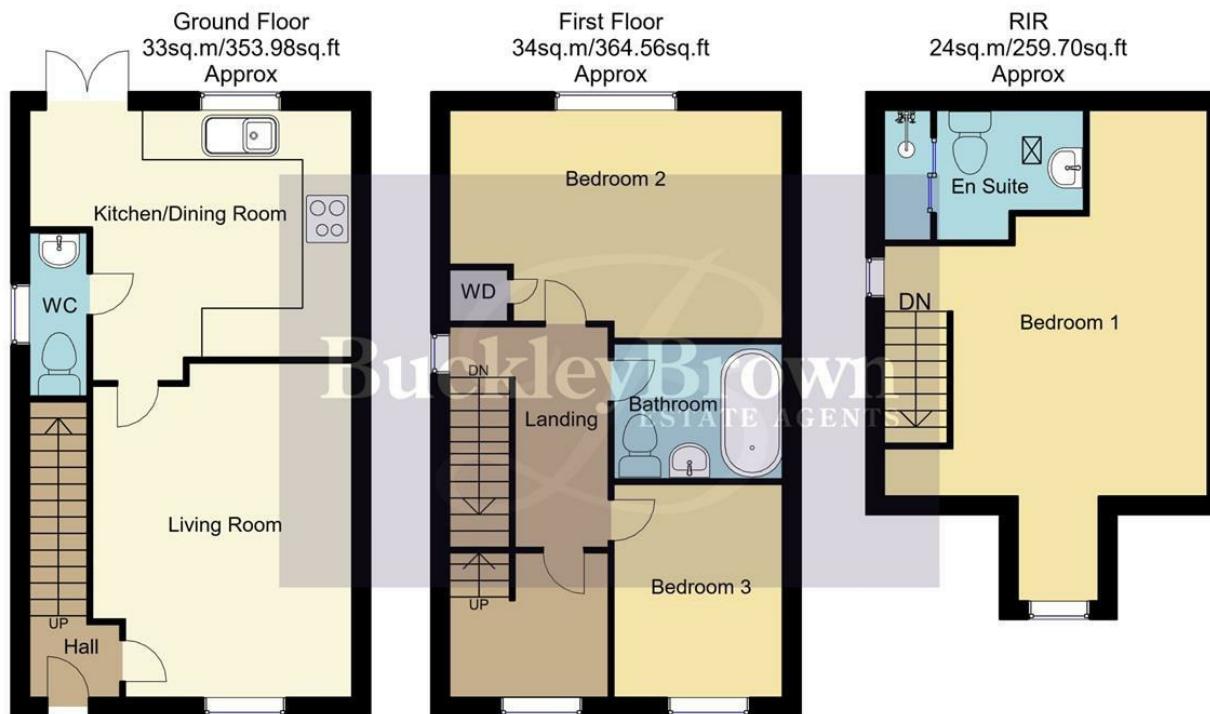
#### En Suite 8'8" x 5'2"

Complete with a three piece suite comprising of walk in shower, low flush wc and hand wash basin.

#### Outside

To the front of the property there is a driveway providing off street parking, To the rear of the property there is a landscaped garden which has a dedicated patio seating area and a well maintained lawn with fenced boundaries.





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 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		
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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