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FOR SALE
01636 555043

Shireen Wellow Road
Ollerton, Newark, NG22 9AX
Guide Price £350,000

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HOME SWEET HOME ON A PLOT APPROXIMATELY A THIRD OF AN ACRE Guide Price £350,000 to £375,000. Shireen means sweet & pleasant and this property certainly lives up to its name. Shireen is a three double bedroom semi detached family home which has been fully renovated and tastefully refurbished by the current owners giving a warm and welcoming feeling the moment you enter. Benefitting from new windows, new boiler, kitchen, and bathroom all installed within the last 5 years. This property sits on a plot of approximately 0.35 acres and just keeps giving with its extensive tranquil, cottage gardens which is just idyllic and perfect for anyone who loves gardening, or just being outdoors! The double garage and 19ft games room/gym is perfect for the active lifestyle. The heart of the home is the open plan living kitchen diner which extends over 23ft and has a range of sage base units incorporating a breakfast bar, pan drawers, a lada unit and a food disposal unit integrated in the sink. Integrated appliances include a slimline dishwasher, double oven, warming drawer and an American fridge freezer. The log burner in the living area adds a touch of warmth to those chillier winter evenings. The rest of the ground floor accommodation comprises a porch, entrance hall, dual aspect lounge, pantry, rear lobby, and a utility room. Making your way upstairs the landing leads to three double bedrooms with fitted wardrobes to bedroom one and a modern four piece family bathroom. The bathroom was refurbished last year and offers a relaxing ambience perfect for unwinding after a long day.

Outside

The rear garden is a gardener's paradise and is mainly laid to lawn with mature trees, shrubs, and bushes. The garden has a combination of different sections to enjoy. There is a coal house, wood store, outside kitchen area, summer house with power and lighting and at the bottom of the garden there is an allotment area with a poly tunnel and greenhouse. With the garden being such a generous size there are several seating areas weather you want the sunshine or shade. There is access to the games room/gym which has recently been converted. The front is gravelled and provides off road parking for several vehicles and leads to the double garage.





Location
 Situated around nature, Rufford Abbey, Sherwood Pines and Sherwood Forest and Clumber Park are all within a short drive away, the history of Nottinghamshire is all easily accessible for you to explore at your leisure. For those with families, nearby amenities and attractions are nothing short of plentiful including South Forest Leisure Complex, Go Ape and Centre Parcs. To explore that adventure further, Matlock and Derbyshire Dales is less than an hours drive away for a great day out.

Healthcare centres, supermarkets and all your essential needs will be sure to be taken care of in Ollerton itself. Newark Historic market town is approximately 15 miles away where the East Coast Trainline gives you access to London's Kings Cross is an hour and 15 minutes making ideal for commuters.

Porch
 8'0 x 4'10 (2.44m x 1.47m)
 max measurements

Entrance Hall
 5'10 x 20' (1.78m x 6.10m)
 max measurements

Lounge
 14'10 x 11'10 (4.52m x 3.61m)

Kitchen Area
 11'6 x 10'0 (3.51m x 3.05m)

Sitting Area
 13'0 x 11'6 (3.96m x 3.51m)

Pantry
 6'4 x 2'3 (1.93m x 0.69m)

Lobby

Utility Room
 6'4 x 3'1 (1.93m x 0.94m)

Landing

Bedroom One
 14'10 x 11'10 (4.52m x 3.61m)

Bedroom Two
 11'6 x 8'6 (3.51m x 2.59m)

Bedroom Three
 11'6 x 9'10 (3.51m x 3.00m)
 max measurements

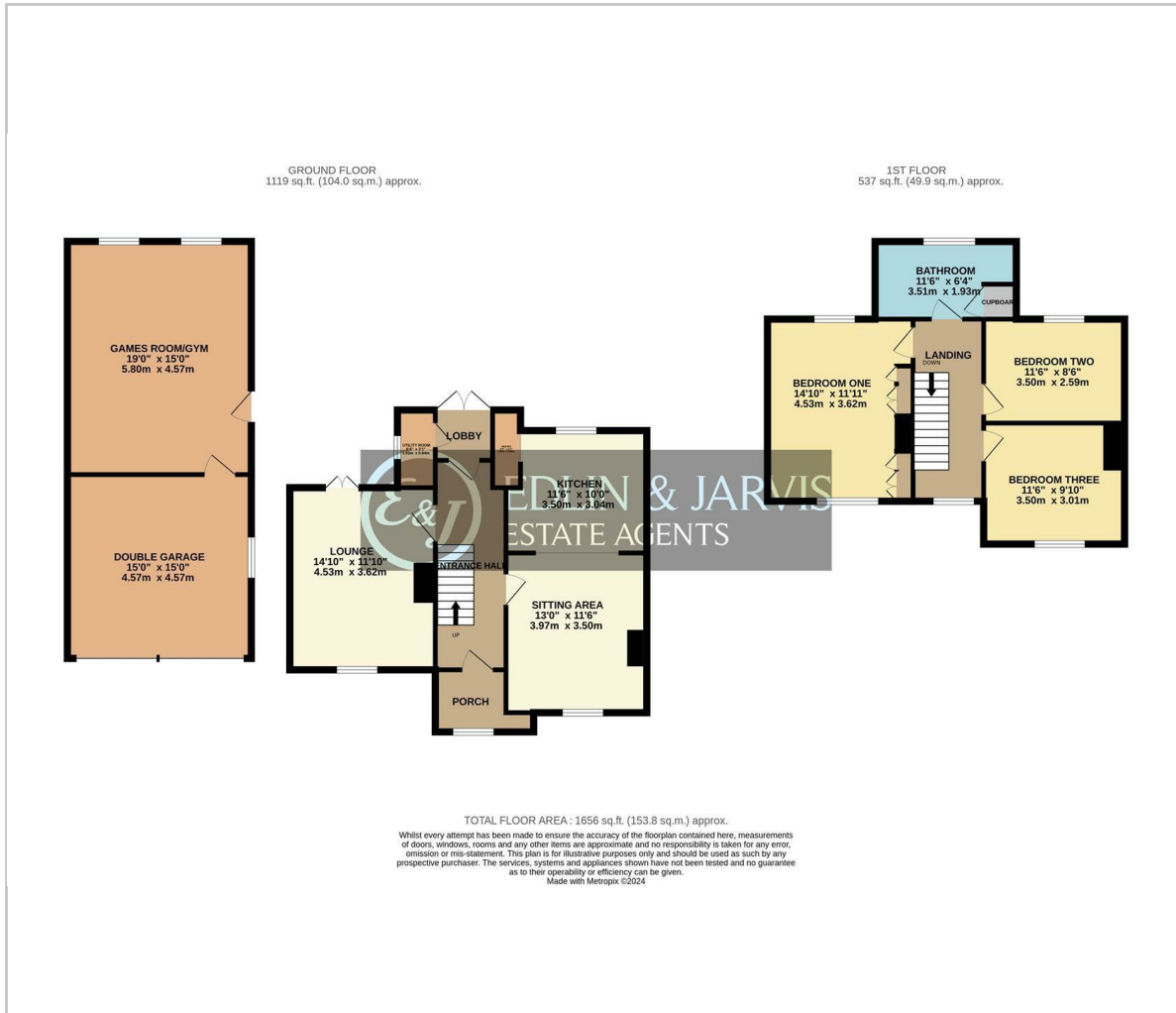
Bathroom
 11'6 x 6'4 (3.51m x 1.93m)
 max measurements

Games Room/Gym
 19'0 x 15'0 (5.79m x 4.57m)

Double Garage
 15'0 x 15'0 (4.57m x 4.57m)



Floor Plan



Viewing

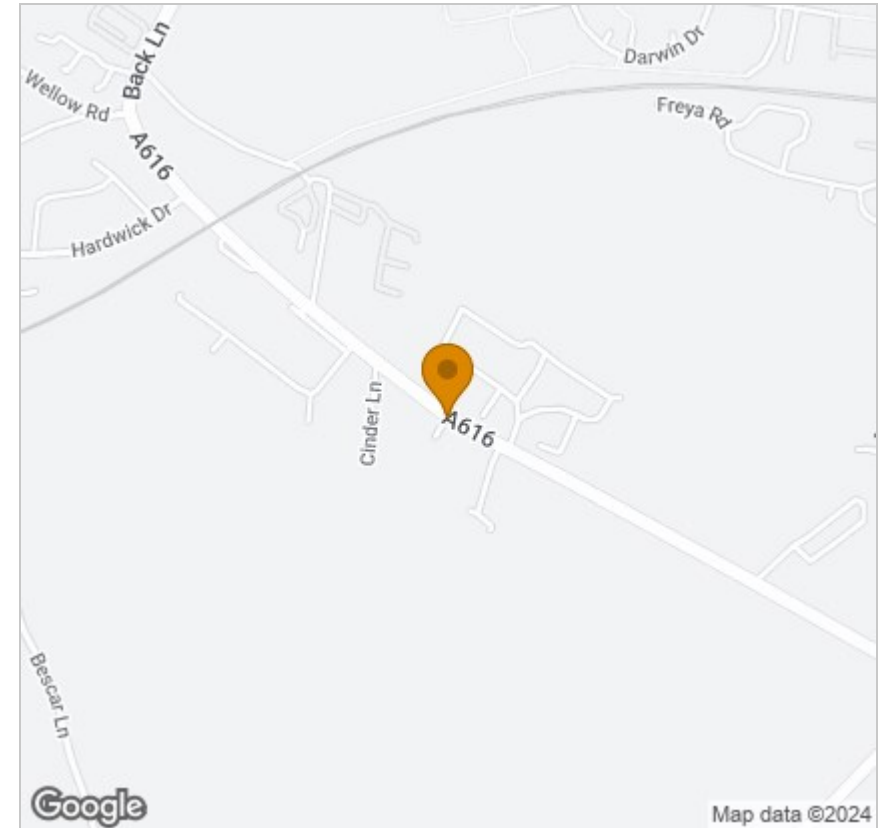
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

