



Briar Road

New Ollerton, New Ollerton, NG22 9SY

Offers in the region of £180,000



Nestled on the charming Church circle in New Ollerton, Newark, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned double bedrooms, this property offers ample space for comfortable living. Renovated to an high standard you can literally walk in and sit down !

This semi-detached house on Briar Road is not just a property; with its appealing features and prime location a five minute walk from all the amenities, it is a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.



Description

The layout of this three double bedroom semi detached property is thoughtfully designed to maximise space and functionality, making it an ideal home for those seeking both comfort and practicality. The property briefly comprises of; lounge, kitchen and utility room to the ground floor, three bedrooms and bathroom to the first floor.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it easy to access nearby towns and cities. The surrounding area is perfect for leisurely strolls and outdoor activities, providing a peaceful retreat from the hustle and bustle of urban life.

Entrance

From opening the door you will instantly be delighted by the level of renovation on this property with new floorings throughout, freshly painted walls with a new kitchen, bathroom and utility room through out. The hallway has vinyl flooring and carpet up wooden spindle stair well leading to the first floor. There is an understairs generous size storage room.

Lounge 15'11" x 10'7" (4.87m x 3.25m)

The lounge has dual aspect large windows allowing the natural light to flood into the lounge with a centre feature of an electric fire with changing coloured lights and white surround, new carpet and radiators with TRV's.

Kitchen 11'2" x 10'5" (3.41m x 3.19m)

The kitchen comprises of contemporary sleek white high gloss handle less soft closing wall and base units, black onyx effect worktops, black sink, vinyl flooring throughout leading through into the utility room. access to the rear garden is through the Upvc door.

Utility Room / Cloakroom 7'1" x 6'9" (2.16m x 2.07m)

A continuation of the kitchen with a base unit, worktop space for washer and dryer with the combi boiler above and wc.

Stairs & Landing

With new carpet leading up the spindle stair case and across the landing with a front facing window, ceiling light and brown window sills give a cosy warm feeling.

Bedroom One 14'5" x 10'6" (4.41m x 3.22m)

a double bedroom rear facing with dual aspect window, new carpet, radiator with TRV.

Bedroom Two 11'6" x 9'8" (3.51m x 2.95m)

A double bedroom rear facing with carpet and radiator with TRV.

Bedroom Three 10'7" x 5'11" (3.25m x 1.82m)

A double bedroom front facing with carpet and radiator with TRV.

Bathroom 7'6" x 5'8" (2.29m x 1.75m)

The bathroom also newly renovated consists of a bath with a Mira electric shower above, glass shower screen, vanity sink with two drawers and slow closing wc. The walls are aqua board and a vinyl floor with an extractor fan and tall chrome ladder rail.

Outside

To the front of the property there is to open plan lawns with a centre path and off road parking to the left of the property. To the rear there is a gated rear garden with a small lawn and small shrubs.

Additional Information

The property benefits from a full renovation including a new boiler, new carpets, kitchen and bathrooms.

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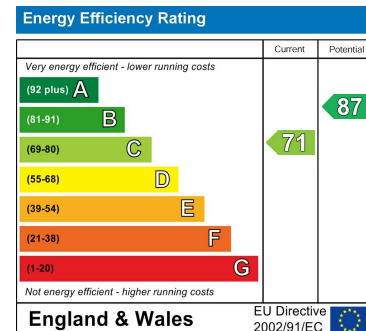
Area Map



Floor Plans



Energy Efficiency Graph



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