



Offers Over £180,000 Freehold

33 HOLLY RISE | NEW OLLERTON | NEWARK | NG22 9UZ

**BuckleyBrown**  
ESTATE AGENTS

LOOK NO FURTHER!.. Proudly presenting this incredible built bungalow to the market! Comprising of a wonderfully well-presented and roomy internal layout, this detached property benefits from a contemporary and mostly neutral colour palette, making it easy for you to add your own stamp! The location is great too, within a fantastic residential area with nearby shops and amenities. Sound good? Let's take a look inside..

Stepping inside the property, you'll be presented with a beautiful kitchen/diner where you'll instantly fall in love with the shaker style units that are simply gorgeous! You'll find space for all essential appliances here, along with room for your own dining set if desired. The living room is just next door and is equally as impressive with an excellent amount of space for your own homely furnishings, along with French doors that lead out to the rear garden. Perfect for utilising in the summer months!

Moving on further, you'll find two double bedrooms, both of which are an exceptional standard and benefit from comfy carpeted flooring that really lends itself well to those cosy nights in. Additionally, you'll find a stylish bathroom that completes the property nicely with a modern three piece suite where you can unwind after a long day.

As you head outside, you will be pleased to find a well-maintained rear garden with decked seating area and lawn. Excellent for enjoying some gardening and spending time out in the fresh air during the warmer seasons. You'll also find a private gravel driveway to the front of the property, allowing space for handy off-road parking. What's not to love?

An early viewing is highly advised with this one so don't miss out! Call our team today!





#### Entrance Hall

With laminate flooring, central heating radiator, downlights and access into;

#### Kitchen/Diner 8'0" x 13'10"

Complete with a beautiful range of shaker style units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, hob with stainless steel extractor fan above, space and plumbing for a washing machine, space for a fridge/freezer, ample dining space, downlights, central heating radiator, laminate flooring and two windows to the front elevation.

#### Living Room 11'6" x 12'11"

With carpeted flooring, central heating radiator and French doors leading out to the rear garden.



#### Bedroom One 9'10" x 11'6"

With carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Two 8'3" x 11'6"

With carpeted flooring, central heating radiator and window to the side elevation.

#### Bathroom 5'10" x 7'5"

Complete with a three piece suite including panelled bath with overhead shower, low flush WC, hand wash vanity unit, downlights and opaque window to the rear elevation.

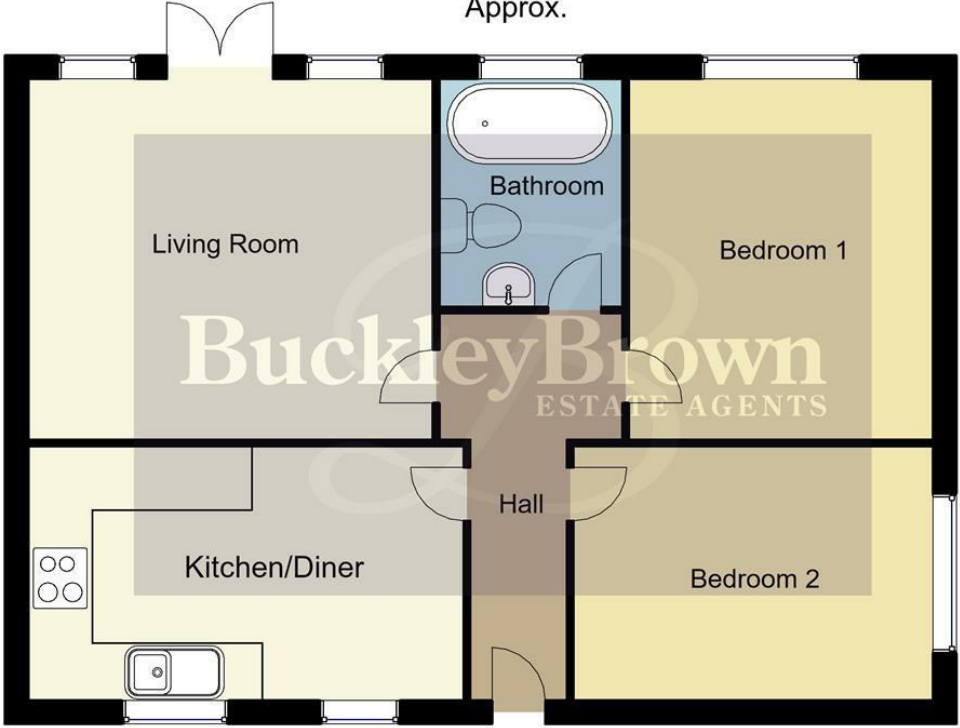
#### Outside

To the rear is a well-maintained garden with decked seating area, lawn and a surrounding fence for additional privacy. To the front of the property is a

low-maintenance lawn with path leading up to the front door, along with a private gravel driveway that allows space for handy off-road parking.



Ground Floor  
56 sq.m/604.32 sq.ft  
Approx.



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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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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