



£170,000

POPPY AVENUE | NEW OLLERTON | NG22 9XS

BuckleyBrown
ESTATE AGENTS

TURN THE PAGE TO A NEW BEGINNING!!... If you've been on the hunt for your perfect first home, look no further because this is the one! Positioned within the desirable location of New Ollerton and nearby to a range of great shops, amenities and transport links, this semi-detached home offers an excellent amount of convenience for any first-time buyer or growing family! The property itself has been kept to an excellent standard throughout, with a modern interior that will instantly impress!

The ground floor welcomes you to a homely living room, where you'll be greeted by a great amount of space to place furnishings and homely touches. The neutral colour palette makes it easy for you to add your own personal touch, whilst the dual aspect windows ensures a wealth of natural light floods this space. Just next door is the stunning kitchen that is equipped with a brilliant range of modern, gloss units with space for all essential appliances. You'll also gain access out to the rear garden from here. Completing the floor is a handy WC.

The first floor hosts two versatile bedrooms, all of which have been kept to a high standard, and offer lots of flexibility to be utilised. The modern bathroom completes the floor, and is fitted with a three-piece suite in white with complementary wall tiling. Boasting the ideal space for you to enjoy relaxing after a long day.

Heading outside, you'll be pleased to find a gravelled driveway conveniently providing off-street parking and a detached garage. There is an enclosed garden to the rear, offering a maintained lawn and patio seating area- perfect for enjoying summer BBQs or evening drinks with friends. What's not to love?





Living Room 12'2" x 13'6"
With carpet to flooring, central heating radiator and dual aspect windows.

Kitchen 12'2" x 10'10"
With gloss wall and base units, work surface, gas hob, inset sink and drainer, splash back, extractor fan, inset sink with mixer tap above, tiled walls and plumbing for a washing machine. There is also a window to the rear elevation and door leading outside.

WC
Fitted with a low flush WC, wash hand basin and an opaque window.

Bedroom One 10'7" x 10'6"
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Two 10'7" x 7'9"
With carpet to flooring, central heating radiator, storage cupboard and window to the rear elevation.



Bathroom 5'10" x 5'2"
Complete with a panelled bath, pedestal sink, low flush WC, full height tiling, extractor fan and an opaque window to the side elevation.

Outside
With a patio area, maintained lawn and fence surround. Along with a gravelled driveway to the side.



Garage:
17Sq.MT/182.99Sq.FT
Approx.

First Floor:
31Sq.MT/333.68Sq.FT
Approx.

Ground Floor:
34Sq.MT/365.97Sq.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) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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