



Offers Over £240,000 Freehold

12 HEREFORD AVENUE | OLLERTON | NEWARK | NG22 9AE

**BuckleyBrown**  
ESTATE AGENTS

HOME SWEET HOME!... Nestled in the charming village of Ollerton, this delightful home offers the perfect blend of comfort, space, and convenience—ideal for modern family living. Ollerton is a sought-after location known for its welcoming community feel, while still being within easy reach of local shops, well-regarded schools, transport links, and everyday amenities. Surrounded by a mix of greenery and village charm, it provides a peaceful setting without compromising on accessibility.

The ground floor has been thoughtfully designed to maximise both space and functionality. The kitchen is fitted with a range of modern cabinetry and generous worktop space—perfect for preparing your favourite meals. The living room is bright and airy, featuring sliding doors that open into the conservatory, creating a seamless flow of natural light. The conservatory overlooks the garden, offering a tranquil spot to relax and enjoy the views. The dining room is versatile and could easily be utilised as a third bedroom if required. A convenient WC completes the ground floor.

Upstairs, there are two well-proportioned bedrooms, both offering ample space for furnishings. The second bedroom benefits from fitted wardrobes, providing excellent storage solutions. The shower room is fitted with a modern suite, adding to the home's contemporary feel.

Externally, the property continues to impress. To the front, there is a driveway and carport providing off-road parking and access to the garage. Additional gravel parking offers further space, currently used by the owners for a caravan. To the rear, the landscaped garden features a well-maintained lawn, complemented by mature plants and shrubs. There are also dedicated seating areas—perfect for enjoying outdoor living during the warmer months.

Call now to arrange your viewing!





#### Entrance Hall

Providing access to all ground floor accommodation.

#### Kitchen 9'4" x 14'1"

Fitted with a range of matching wall and base units complemented by work surfaces. There is space and plumbing for essential appliances, along with an integrated eye-level oven, electric hob, and extractor hood. The kitchen also benefits from a breakfast bar, windows to the front and side elevations, and a door providing access to the outside.

#### WC

Fitted with a low flush WC.

#### Living Room 20'2" x 10'5"

A bright and spacious room featuring

carpet flooring, a window to the rear elevation, central heating radiator, and sliding doors leading into the conservatory.

#### Conservatory 10'0" x 9'2"

With carpet flooring and surrounding windows, along with sliding doors opening onto the rear garden—creating a lovely space to relax and enjoy the outlook.

#### Dining Room/Bedroom Three 10'5" x 8'8"

A versatile room with carpet flooring, a window to the front elevation, and a central heating radiator. Currently used as a dining room but could easily serve as a third bedroom.

#### First Floor Landing

Giving access to;



#### Bedroom One 11'3" x 11'5"

A well-proportioned double bedroom with carpet flooring, window to the front elevation, and central heating radiator.

#### Bedroom Two 11'3" x 7'4"

Featuring carpet flooring, window to the rear elevation, fitted wardrobes, and central heating radiator.

#### Shower Room 3'11" x 6'6"

Fitted with a modern three-piece suite comprising a walk-in shower and vanity unit housing a low flush WC and hand wash basin. Fully tiled walls and a window to the side elevation.

#### Garage 8'2" x 15'8"

Providing off-road parking or useful additional storage space.

#### Outside

To the front of the property is a driveway with carport, offering off-road parking and access to the garage. Additional gravelled parking provides further space, ideal for multiple vehicles or a caravan.

To the rear, there is an enclosed garden predominantly laid to lawn, complemented by mature trees and shrubbery. There are also designated seating areas, making it an ideal space for outdoor relaxation and entertaining during the warmer months.





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 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. Specially 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>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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