



Offers In The Region Of £140,000 Freehold

23 PETERSMITH DRIVE | NEW OLLERTON | NEWARK | NG22 9RZ

BuckleyBrown
ESTATE AGENTS

FANTASTIC FAMILY OPPORTUNITY!...Introducing this three-bedroom semi-detached home, situated in the convenient and well-established area of Ollerton. Located on the same popular street as similar homes and within close proximity to local amenities and the town centre, this property offers an exciting opportunity for buyers looking to update and create their ideal home. Let's take a look inside...

Upon entry, you are welcomed by a spacious hallway which leads through to the living room. This well-proportioned space offers plenty of natural light and provides the perfect blank canvas for modernisation.

To the rear of the property is the kitchen diner, offering a generous footprint with excellent potential to redesign into a contemporary family space. There is also a useful store room, ideal for additional storage or future reconfiguration, subject to requirements. The layout lends itself well to those wanting to open up or enhance the ground floor to suit modern living.

Heading upstairs, the first floor hosts three well-sized bedrooms, each offering flexibility for family living, guest accommodation, or a home office. The bathroom features a two-piece suite with a separate WC next door.

Externally, the property benefits from front and rear gardens, with scope to landscape and personalise.

This is a fantastic opportunity for investors, first-time buyers, or families looking to put their own stamp on a property in a popular residential location. Early viewing is highly recommended to appreciate the potential on offer — call now to arrange your viewing!





Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

Living Room 10'0" x 18'4"

Complete with window to front elevation, sliding doors leading out to the garden, carpet flooring, central heating radiator and a focal fireplace.

Kitchen Diner 13'3" x 9'2"

Complete with matching wall and base units with work surface over, inset sink and drainer with mixer tap and tiled splash back. There is space and plumbing for essential appliances, a extractor hood, central heating radiator and carpet flooring. The room benefits from having a window to rear elevation and access to two built in storage cupboards.

Store 6'11" x 5'8"

Providing convenient storage and having a window to side elevation.

First Floor Landing

Access to a built in cupboard and giving access to;

Bedroom One 10'4" x 12'7"

Complete with a window to front elevation, carpet flooring and a central heating radiator.

Bedroom Two 12'10" x 9'3"

Complete with a window to front elevation, carpet flooring, built in storage cupboard and a central heating radiator.

Bedroom Three 10'1" x 8'7"

Complete with a window to rear elevation, carpet flooring and a central heating radiator.



Bathroom 5'4" x 5'6"

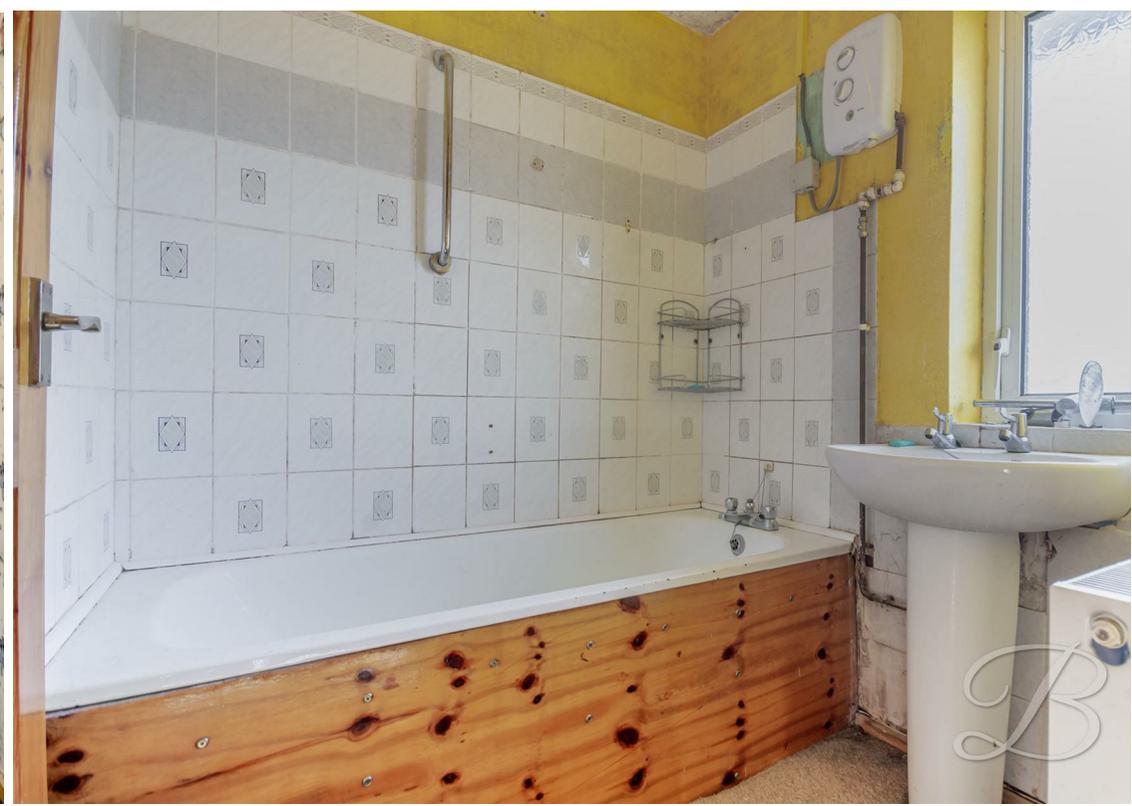
Complete with a panelled bath, hand wash basin, window to rear elevation, partly tiled walls and a central heating radiator.

WC 5'0" x 2'9"

Complete with a low flush WC and window to rear elevation.

Outside

To the front of the property there are fenced boundaries with a well maintained lawn and steps down to the property. To the rear there is a generously sized garden which is mostly laid to lawn.





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. 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) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(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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