



£265,000 Freehold

1 CANARY GROVE | NEW OLLERTON | NEWARK | NG22 9WT

**BuckleyBrown**  
ESTATE AGENTS

NO UPWARD CHAIN!!!...Positioned on a desirable corner plot in the popular area of New Ollerton, this well-presented four-bedroom detached home offers spacious, modern living and is ready to move straight into. Finished in a neutral style throughout, the property provides the perfect blank canvas for buyers looking to put their own stamp on a family home.

The welcoming entrance hallway leads into a bright and airy living room, ideal for both relaxing and entertaining. Patio doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The ground floor also benefits from a convenient WC and a contemporary open-plan kitchen/diner, offering a versatile space for everyday family life and social occasions. The kitchen is both stylish and practical, with ample room for dining furniture.

To the first floor, there are four well-proportioned bedrooms, all presented in excellent condition. The master bedroom enjoys the added benefit of its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a three-piece suite.

Externally, the property continues to impress. A gravel driveway to the front provides off-road parking and leads to the garage. To the rear, the enclosed garden features a neatly maintained lawn and a decked seating area—perfect for outdoor dining, entertaining, or summer BBQs.

This is a fantastic opportunity to purchase a spacious, modern family home in a convenient location. Early viewing is highly recommended—contact our team today to arrange yours.





#### Entrance Hall

Giving access to;

#### WC

Complete with a low flush wc, pedestal hand wash basin and has a central heating radiator.

#### Living Room 10'4" x 17'3"

A bright and airy room benefiting from window to front elevation and with patio doors leading out the the rear garden. There is also thick cushioned vinyl and a central heating radiator.

#### Kitchen/Dining Room 9'8" x 17'3"

Tiled flooring, with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, tiled splash back and

integrated oven with hob and extractor hood above. There are dual aspect windows, tiled flooring and central heating radiator. There is ample space for a dining table creating a great social space!

#### Utility Room 6'3" x 5'1"

Having space and plumbing for washing machine, work surface with inset sink and cabinetry. There is also a door leading outside.

#### First Floor Landing

Giving access too;

#### Bedroom One 13'9" x 8'2"

Having window to front elevation, central heating radiator, thick cushioned vinyl and access to its very own en-suite facilities.



#### En-Suite 7'0" x 5'3"

Complete with a three piece suite in white comprising of a tiled shower cubicle, low flush WC and pedestal hand wash basin. There is also a central heating radiator and window to front elevation.

#### Bedroom Two 11'5" x 8'9"

Having window to rear elevation, central heating radiator and thick cushioned vinyl.

#### Bedroom Three 9'11" x 8'2"

Having window to front elevation, central heating radiator and thick cushioned vinyl.

#### Bedroom Four 8'5" x 8'9"

Having window to rear elevation, central heating radiator and thick cushioned vinyl.

#### Bathroom 6'9" x 5'7"

Complete with a three piece suite comprising of panelled back with shower over and glass screen, low flush WC and pedestal hand wash basin. There is a central heating radiator and window to rear elevation.

#### Garage

For secure parking or additional parking.

#### Outside

To the front of the property there is a path way boarded by lawn, a drive way to the side allows off street parking and access to the garage. To the rear there is a mostly laid to lawn garden with a dedicated decking area to enjoy your outdoor furniture. This property benefits from sitting on a corner plot!





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. 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	94	
(81-80) B	83	
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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