



Offers In Excess Of £475,000 Freehold

TWIN FIRS WELLOW ROAD | OLLERTON | NEWARK | NG22 9AH

BuckleyBrown
ESTATE AGENTS

PINCH YOURSELF!.. You're not dreaming! This stunning detached home is awaiting new owners and they could be you! Beautifully presented throughout, this family home boasts an incredible, approximate third of an acre plot, and features multiple reception rooms that can each be utilised to your own advantage. We already know you'll be head over heels for this beautiful home and we can't wait to show you around!

You can feel the warmth of this home as soon as you walk through the doors with its spacious hallway and inviting layout. As you are led into the living room you will be stunned to find an impressive log burner that instantly sets the scene for those cosy, relaxed nights. This room leads you into the first conservatory that offers an abundance of living/entertaining space, with great views over the rear garden. The open plan kitchen/dining room is equally as impressive and benefits from a terrific range of matching units and island that offers ample preparation space. You'll find a separate dining room just next door, great for those more formal dinners, along with a second lounge area, pantry and second conservatory that is being utilised excellently as a spa with hot tub and fitted shower! There's also two spacious bedrooms to the ground floor, along with a family bathroom and separate WC. What more could you ask for?

Heading upstairs, you will find two further double bedrooms, both of which have been kept to a high standard and offer plenty of flexibility. You'll even find a lounge space leading off the second bedroom, perfect for utilising as a walk-in wardrobe!

The outside space is simply spectacular and boasts a fantastic private driveway with not one but two garages, providing you with ample space for off-road parking. The rear garden is a real showstopper and features a generous decked seating area and well-maintained, extensive lawn with gorgeous surrounding shrubs and trees. The most idyllic setting for spending your spare time in the summer sun!





Entrance Hall

With both laminate and carpeted flooring, central heating radiator, downlights, storage cupboard, stairs leading up to the first floor and access to;

Living Room 22'3" x 14'5"

With carpeted flooring, log burner, central heating radiator, window to the side elevation and double doors leading into;

First Conservatory

With tiled flooring, log burner, windows overlooking the rear garden and double doors leading outside.

Bedroom One 11'1" x 13'9"

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

Bedroom Four 8'1" x 13'9"

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

Bathroom 7'10" x 8'10"

Complete with fitted bath, walk-in shower cubicle, low flush WC, hand wash vanity unit, full-height tiling and opaque window to the side elevation.

Kitchen/Diner 20'0" x 8'5"

Complete with an excellent range of units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, Rangemaster cooker set with extractor fan above, space and plumbing for a dishwasher, space for a double fridge/freezer, kitchen island with additional storage, downlights, central heating radiator, additional store and window to the rear elevation.

Dining Room 16'0" x 11'10"

With carpet to flooring, central heating radiator and window to the front elevation.

Lounge 11'9" x 18'6"

With carpet to flooring, central heating radiator and window to the front elevation.



Ground Floor W/C

Complete with a low flush WC and hand wash basin.

Pantry 12'9" x 9'1"

With ample storage space, doors leading outside and access to;

Second Conservatory 13'1" x 14'9"

Used as a spa with tiled flooring, hot tub, shower, windows overlooking the rear garden and double doors leading outside.

Landing

With carpet to flooring, skylight window and access to;

Bedroom Two 12'0" x 10'11"

With carpet to flooring, central heating radiator and skylight window.

Bedroom Three 11'3" x 10'11"

With carpet to flooring, walk-in-wardrobe,

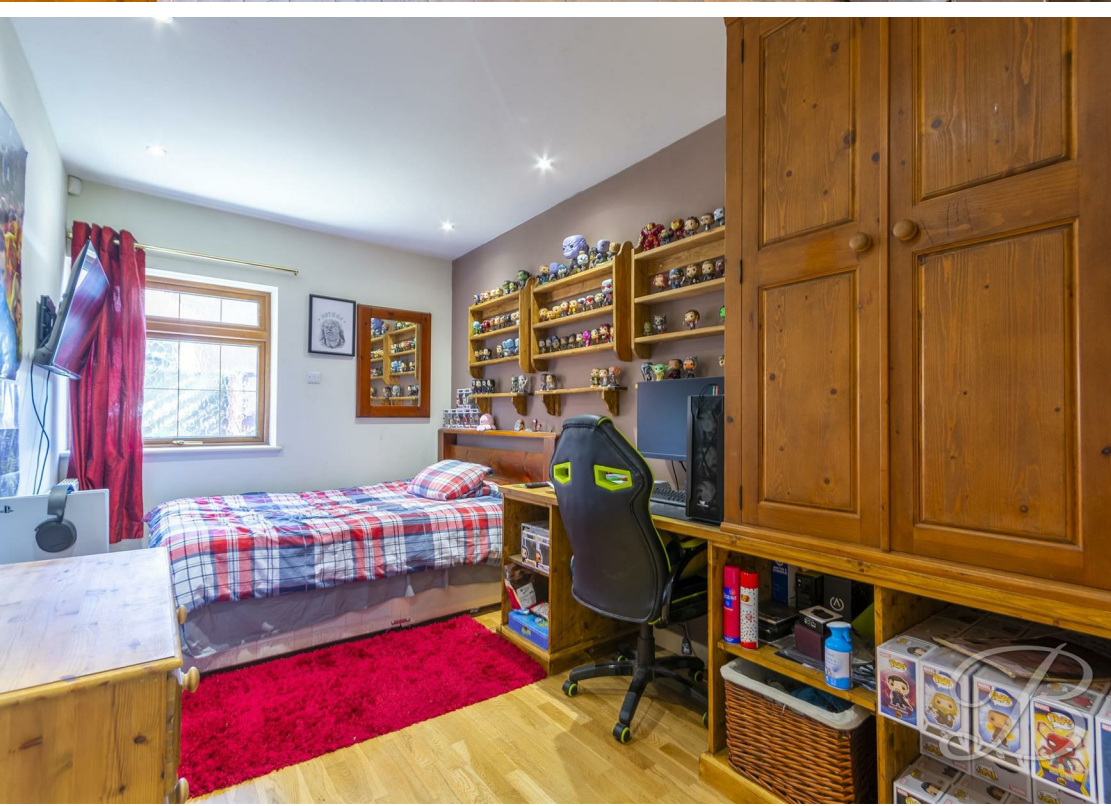
central heating radiator, skylight window and access to;

Lounge

With skylight window.

Outside

Featuring a spacious private driveway with two garages (first garage is 2.83 x 6.3 and second garage is 6.10 x 6.60), allowing space for ample off-road parking. To the rear is a stunning, approximate third of an acre and fully private garden with decked seating area, well-maintained lawn and gorgeous surrounding mature shrubs and trees.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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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