



Price Guide £325,000 Freehold

14 HEREFORD AVENUE | OLLERTON | NEWARK | NG22 9AE

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £325,000-£350,000

MODERN LIVING MEETS COMFORT. This fully renovated home has been finished to a high standard throughout and has been thoughtfully improved by the current owners to create a truly exceptional living space. Situated on Hereford Avenue in Ollerton, this three-bedroom detached dormer bungalow offers stylish, move-in-ready accommodation.

The ground floor features a bright and spacious open-plan layout, combining a contemporary kitchen with a welcoming dining area—perfect for both everyday living and entertaining. The living room provides a cosy space to relax and unwind. Further benefits on the ground floor include a handy utility room and a versatile office, offering flexible use for home working or additional living space. The master bedroom is also located on the ground floor and benefits from its own en suite.

Upstairs, two further bedrooms provide peaceful and private retreats, ideal for guests or additional living space, enhanced by the dormer design which allows for excellent natural light. Just off the landing is a modern three-piece family bathroom.

Additional benefits include access from the landing to a fully boarded loft space, complete with a fixed pull-down loft ladder and lighting, providing excellent storage or potential further use.

Externally, the property continues to impress. There are two sheds, including a large double-walled insulated shed with its own electricity supply, making it ideal for use as a workshop or external utility space. The property also benefits from a luxury catio, featuring an insulated sleeping area and secure outdoor run, designed to a high standard for pet owners.

To the rear is a well-maintained garden, ideal for relaxing or entertaining, while the front offers a driveway providing off-road parking. This property has been extensively extended and fully renovated by the current owners, offering a rare opportunity to acquire a truly unique home in a desirable location.

Call to view!!!





Hall
Spacious hallway with herringbone flooring, central heating radiator, window to the front and leading access into;

Kitchen/Dining Room 20'1" x 10'4"
A modern kitchen/diner fitted with a range of matching wall and base units, complemented by integrated appliances including an oven, hob, microwave, fridge/freezer, and dishwasher. The space features an inset sink with drainer, as well as a separate double Belfast sink. A central island with breakfast bar provides additional preparation space and casual seating.

Utility 4'4" x 6'5"
Built in wall and base cabinets, fitted worktops and further space and plumbing

for a washing machine/tumble dryer. Fitted with a window to the front elevation.

Living Room 8'9" x 15'5"
Plush carpeted flooring, central heating radiator, feature wall with an electric fireplace built in and a window to the rear elevation.

Office 4'9" x 7'8"
Versatile reception area with a window to the front elevation.

Bedroom One 9'4" x 12'5"
Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

En Suite 5'0" x 7'8"
Modern three piece suite comprising of a hand wash basin, low flush wc and a walk in shower. Window to the front elevation.



Landing
With large eaves storage and leading access into;

Bedroom Two 14'0" x 10'7"
Carpeted flooring, central heating radiator and a window to the rear elevation.

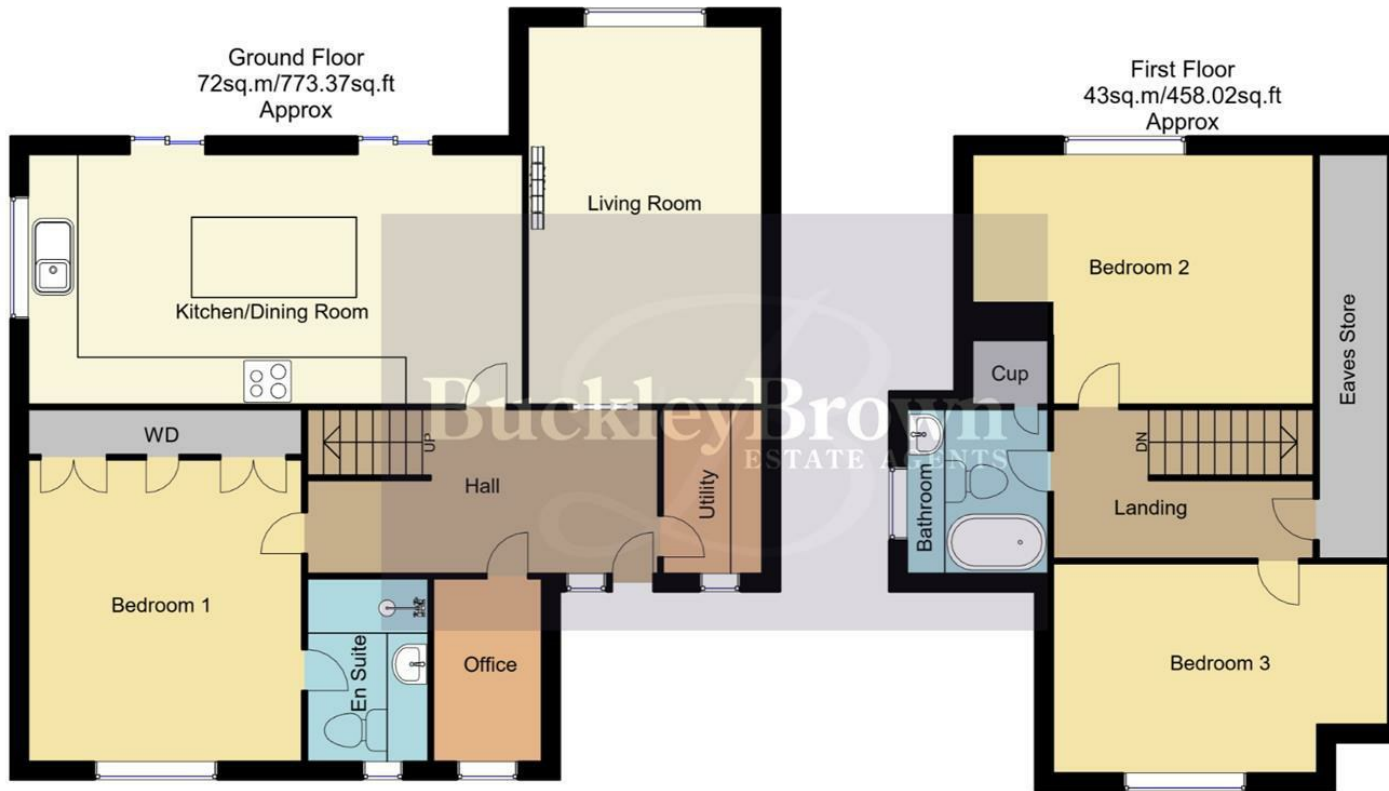
Bedroom Three 10'11" x 8'9"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 6'0" x 9'4"
Modern three piece suite including a hand wash basin, low flush wc and a bath with an overhead shower for added convenience.

Outside
Private frontage with a gravelled area and private driveway allowing for secure off

road parking. The rear garden hosts a generous lawn, patio seating area, shed and fence surround.





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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 71 |
| (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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