



£350,000 Freehold

1 COPPER BEECH CLOSE WELLOW ROAD | OLLERTON | NEWARK | NG22 9FU

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ESTATE AGENTS

## FIND YOUR FOREVER HOME...

Tucked away in the tranquil and desirable area of Ollerton, this thoughtfully crafted three-bedroom new build bungalow offers the perfect balance of style, practicality, and comfort — ideal for those looking to downsize, small families, or couples wanting a move-in-ready haven.

Inside, you'll find a stunning open-plan kitchen, dining, and living area located at the rear of the property — designed to make the most of the garden views and natural light. The kitchen is fitted with sleek modern units, high-quality quartz work surfaces, integrated appliances, and an inset sink, catering perfectly to both everyday cooking and entertaining. The living space is open and airy, featuring contemporary LVT flooring and elegant spotlights throughout. French doors lead out to the garden, creating a seamless indoor-outdoor flow, perfect for relaxing or hosting guests.

A separate utility room sits just off the kitchen, complete with plumbing for laundry appliances and extra cupboard space — keeping the essentials tucked out of sight. The property has the added bonus of underfloor heating flowing throughout.

The bungalow boasts three generously sized bedrooms, each finished in neutral tones with soft, brand-new carpets underfoot. The master bedroom comes complete with a stylish en-suite shower room, while the main family bathroom is accessed from the hallway and includes a bath with overhead shower, hand basin, and WC. There's also a practical storage cupboard in the hallway to help keep everything organised.

Outside, the rear garden is landscaped, offering a neat lawn and a paved patio area — ideal for summer evenings or morning coffee, all enclosed by fencing for privacy. The front of the property benefits from private off-road parking via its own driveway.

Presented to an exceptional standard and offering low-maintenance living on one level, this home is a rare find in such a quiet, well-regarded location.





### Hall

With access to;

**Kitchen/Living/Dining Room 24'8" x 15'7"**

This is an open plan modern entertaining space. The kitchen comes complete with a stylish range of contemporary units and cabinetry, quartz work surface above, integrated appliances and an inset sink. There is an impressive space for a lounge and dining area, with LVT flooring and downlight flowing throughout. With french doors to rear elevation.

**Utility 7'2" x 4'11"**

Complete with extra storage units and space for a washing machine and tumble dryer. Including an external door to side elevation.

**Bedroom One 10'0" x 12'11"**

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

**Ensuite 7'2" x 6'3"**

Complete with a three piece shower suite. With window to side elevation.

**Bedroom Two 9'9" x 10'4"**

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

**Bedroom Three 9'9" x 9'1"**

Complete with carpeted flooring, central heating radiator and window to side elevation.



**Bathroom 10'0" x 6'2"**

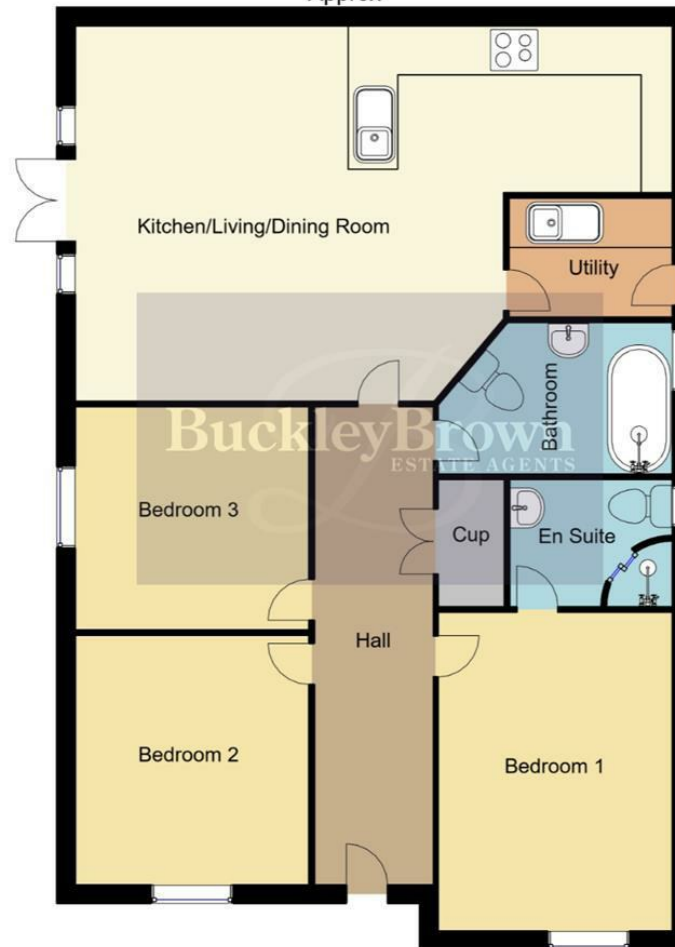
Including a modern bath with shower above, a hand wash basin and low flush WC. With towel radiator and window to side elevation.

### Outside

To the rear garden hosts a beautifully landscaped lawn and patio seating area. There is a secure fence surrounding for added privacy. To the front offers a block paved driveway for off street parking.



Ground Floor 1  
85sq.m/918sq.ft  
Approx



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

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