



Guide Price £400,000 Freehold

15 WELLOW ROAD | OLLERTON | NEWARK | NG22 9AX

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE OF £400,000 - £425,000

ELEGANTLY DESIGNED, BRIMMING WITH CHARM!!!...Discover Kiebra Cottage, a stunning four-bedroom home in the sought-after area of Ollerton, perfectly blending contemporary style with timeless charm. Designed for modern family life, this property offers spacious living, versatile accommodation, and a garden made for entertaining.

Step into the heart of the home: a bright, open-plan kitchen and dining area. Featuring sleek cabinetry, integrated appliances, generous work surfaces, and extended countertops with bar-stool seating, this space is ideal for casual family meals or entertaining. Large rear windows flood the room with natural light and provide beautiful garden views.

The living room is a cosy yet elegant retreat, centred around a statement fireplace and finished with soft carpeted flooring, creating a warm and inviting atmosphere. A convenient downstairs WC completes the ground floor.

Upstairs, four well-proportioned bedrooms offer comfortable family accommodation. The principal bedroom boasts a stylish en suite with walk-in shower, contemporary hand basin, and designer finishes—your private sanctuary.

Outside, the rear garden is a true entertainer's delight. A chic bar area, central decking, and a hot tub included in the sale create the perfect setting for socialising and relaxation. Versatile outbuildings include a dedicated office space with newly laid flooring, ideal for home working or hobbies. A large lawn and gravel sections provide a functional yet stylish backdrop, while off-road parking and a garage ensure convenience and security.

Kiebra Cottage combines modern living with charm, style, and practicality—an exceptional home ready to welcome its new owners.





Kitchen/Dining Room

A spacious open-plan modern kitchen that blends contemporary style with character. It features ample storage with generous work surfaces, integrated appliances including an oven, electric hob with extractor and hand-wash basin. Extended worktops provide bar-stool seating, with space for additional seating and a large dining table. Neutral flooring and generous rear elevations offer views across the rear garden, filling the space with natural light and making it ideal for everyday living and entertaining.

Living Room

Finished with soft carpeted flooring, this well-presented room is centred around an elegant statement fireplace, creating a warm and inviting focal point. A central heating radiator and a window to the front elevation provide comfort and natural light, making the space both stylish and cosy.

WC

A convenient two-piece suite comprising a low-flush WC and hand wash basin.

Landing

Access to;

Bedroom One

A generously sized room finished with soft carpeted flooring, featuring a central heating radiator and a window to the rear elevation offering pleasant views over the rear garden.

En Suite

A contemporary three-piece suite, thoughtfully designed with a spacious walk-in shower, an elegant hand wash basin, and a low-flush toilet, complete with a wall-mounted designer towel rail and a rear-facing window.

Bedroom Two

Positioned at the front of the property, this charming room is finished with soft carpeted



flooring, central heating radiator and a window framing attractive views of the front garden.

Bedroom Three

Elegantly finished with plush carpeted flooring, this room is complemented by a central heating radiator and a rear-facing window that offers tranquil garden views.

Bedroom Four

A versatile room ready to personalise, featuring carpeted flooring, central heating radiator and a front-facing window allowing natural light to fill the space.

Bar Area

A stylish social space in the rear garden, thoughtfully designed to include a bar area for entertaining.

Outbuilding

A refined and versatile space positioned at the rear of the garden, currently utilised as a stylish

office with newly laid flooring, offering an elegant environment ready to be personalised to suit your lifestyle.

Outbuilding

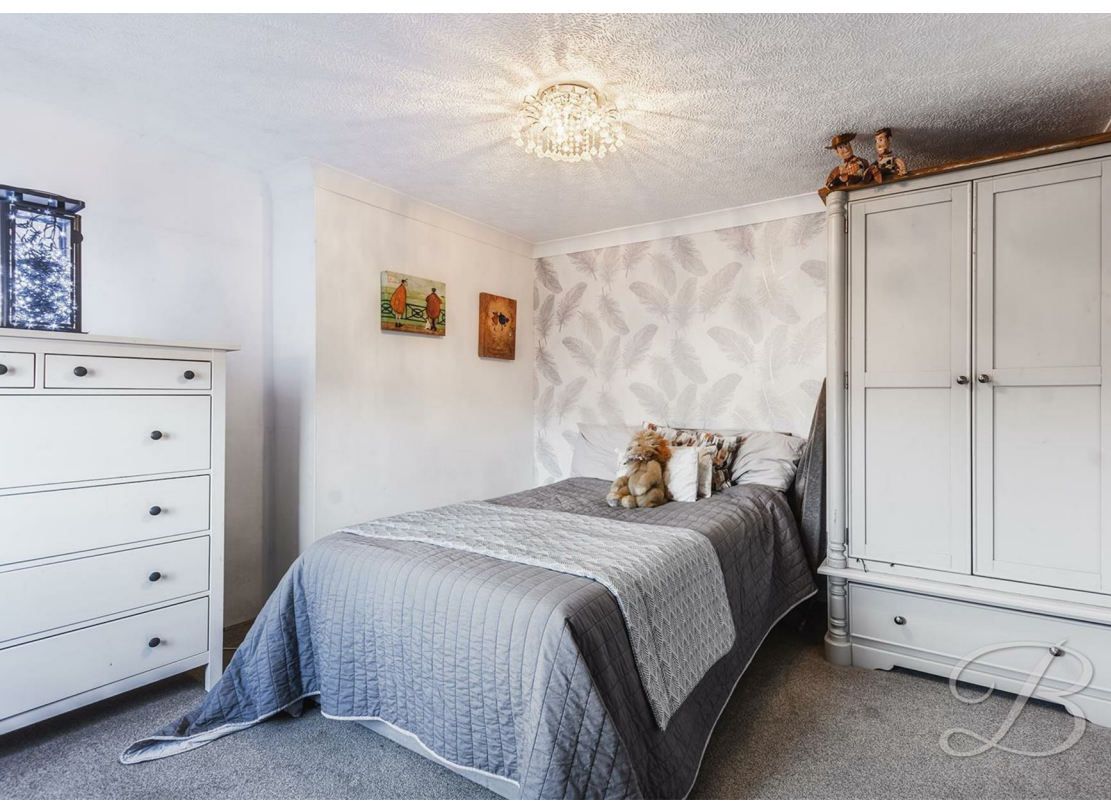
A versatile additional space, presently arranged as a workshop and equipped with fitted electrical services.

Car Park

Off-road parking, secured by garage doors, offers convenient direct access into the property, with additional parking available to the rear of the garden.

Outside

Ample space for entertaining and outdoor dining, designed to be functional in multiple ways. The garden features a large lawn, a loose gravel area, additional outbuildings and a central decking area that adds a luxurious finishing touch to the space.





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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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