



Offers In The Region Of £300,000 Freehold

49 SWAN LANE | | NEW OLLERTON | NG22 9XW

**BuckleyBrown**  
ESTATE AGENTS

TURN-KEY READY!.. This beautifully presented modern detached home offers spacious and stylish accommodation throughout. Situated in New Ollerton, the property enjoys convenient access to local shops, schools, everyday amenities and nearby woodland walks. Boasting contemporary interiors, four double bedrooms and a thoughtfully landscaped garden, this impressive family home is ready to move straight into.

Step inside and you'll instantly appreciate the sense of space, with a welcoming hallway that sets the tone for the rest of the property. The living room is tastefully decorated, creating a warm and inviting space perfect for relaxing evenings with family.

To the rear, the stunning kitchen/diner is undoubtedly the heart of the home — ideal for both everyday living and entertaining. Featuring a stylish range of modern wall and base units, ample worktop space and a selection of integrated appliances, it offers both practicality and elegance. Patio doors open seamlessly onto the rear garden, allowing natural light to flood the space. A separate utility room provides additional storage and convenience, while a ground floor WC and integral garage complete the downstairs accommodation.

Upstairs, you'll find four generously sized double bedrooms, all beautifully maintained and presented to a high standard. The master bedroom benefits from its own private ensuite, adding a touch of luxury. The remaining bedrooms are served by a contemporary family bathroom fitted with a sleek modern suite.

Externally, the property continues to impress. A driveway to the front provides ample off-street parking, while the enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor retreat. Featuring a patio seating area, well-maintained lawn and mature borders, it's the perfect space for relaxing or hosting in the warmer months.

This exceptional home is ready to move straight into and is not one to be missed.





### Entrance Hall

With shoe storage cupboard and giving access to downstairs WC and;

### Living Room 9'9" x 15'10"

Spacious living room with Karndeian oak effect flooring, central heating radiator and window to front elevation. The room also benefits from a bio ethanol stove focal point, providing a real flame and heat, with a solid oak mantel shelf above.

### Kitchen Diner 10'6" x 16'3"

Fitted with a range of matching shaker style wall and base units with complimentary worktop over, tiled splash back, integrated oven with induction hob over and extractor fan over, integrated fridge/freezer, integrated dishwasher, composite sink and drainer with mixer tap

over, Karndeian oak effect flooring, window to rear elevation and patio doors leading to the rear garden.

### Utility Room 4'9" x 10'5"

Fitted with a range of matching shaker style wall and base units with complimentary worktop over, tiled splash back, stainless steel sink and drainer with mixer tap over, integrated washing machine, Karndeian oak effect flooring and door leading outside.

### First Floor Landing

Large storage cupboard and giving access to;

### Master Bedroom 10'7" x 16'2"

With carpet flooring, storage cupboard, radiator and two windows to front elevation and access to;

### En-Suite 5'8" x 5'10"

Complete with a low flush wc, pedestal hand wash basin and thermostatic shower enclosed within a cubicle, window to side elevation and heated towel rail.

### Bedroom Two 9'10" x 13'5"

With carpet flooring, radiator and window to rear elevation.

### Bedroom Three 8'10" x 13'3"

With carpet flooring, radiator and window to rear elevation.

### Bedroom Four 9'3" x 10'6"

With carpet flooring, radiator and window to front elevation.

### Bathroom 6'8" x 6'10"

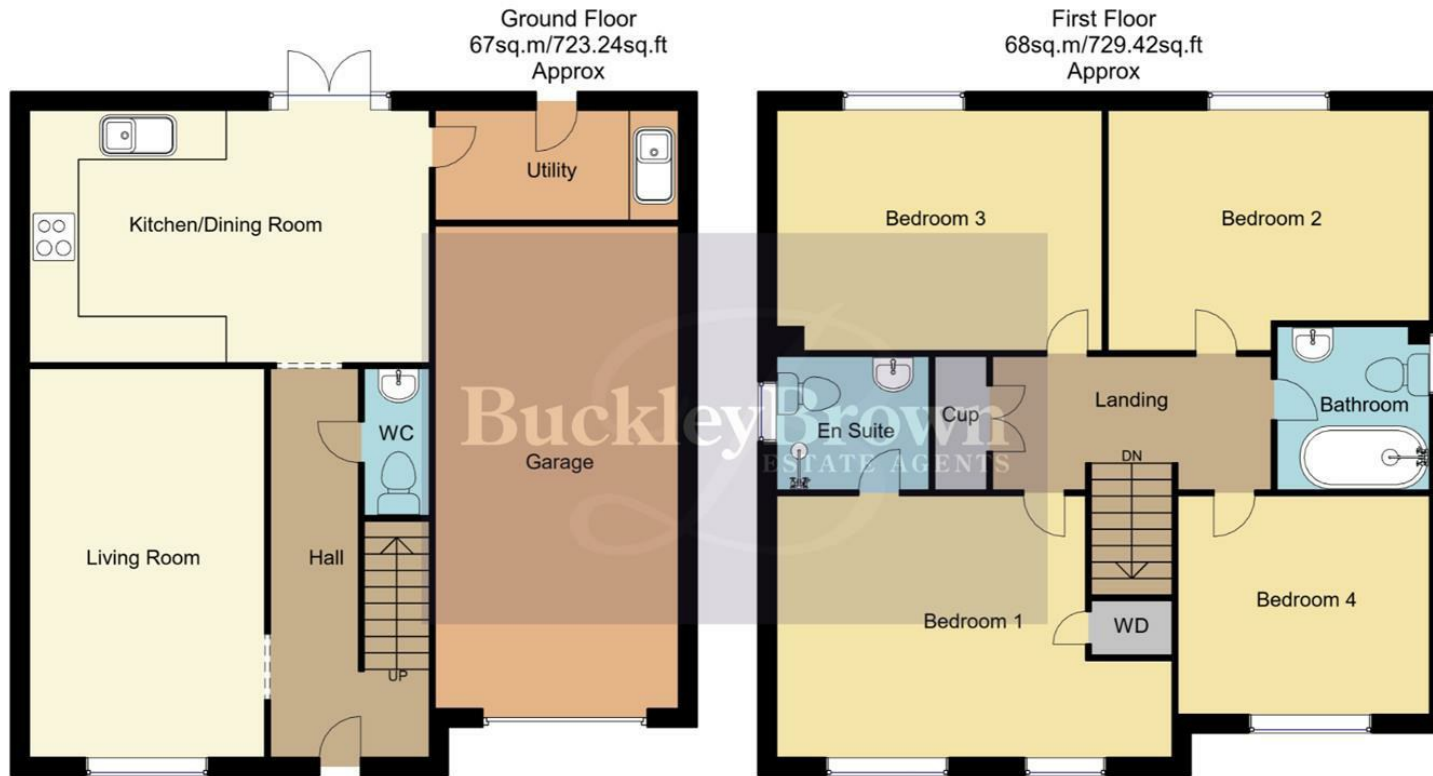
Fitted with a white three piece suite

comprising of low flush wc, pedestal wash hand basin, panelled bath with shower over and glass screen, wall to floor tiling, window to side elevation and heated towel rail.

### Outside

To the front of the property there is a tarmac drive providing off road parking and access to the garage which has light and power. To the rear you will find a generous and beautiful garden mostly laid to lawn with mature borders of trees, shrubs and flowering perennials. A patio area with summer house providing the perfect oasis to enjoy the summer months. The garden also benefits an external double power socket and outside tap.





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. 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>			<b>84</b> <b>94</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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