



£170,000

The Markhams, New Ollerton,
Newark,



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"A well-presented three-bedroom semi-detached property that has benefited from a programme of modernisation and improvement. The accommodation is finished to a good standard throughout, with contemporary fixtures and fittings, and is considered to be in good overall condition. The recent works undertaken enhance both the appeal and marketability

-Jasmine, Valuer



Modern Contemporary Living

This three bedroom well-presented property has benefited from a comprehensive programme of improvement works in recent years, resulting in a modern and well-maintained home.

Enhancements include the installation of double-glazed windows, an upgraded heating system with new radiators throughout, the addition of a multi-burning stove, replastering to several rooms, and the replacement of the roof. These improvements have significantly enhanced the property's overall condition, energy efficiency and appeal.



The Finer Details

Occupying a pleasant position within the well-established residential area of New Ollerton, this attractive three-bedroom semi-detached property offers generously proportioned accommodation throughout and has been well maintained by the current owners. The property is ideally suited to families, first-time buyers and those seeking a home within easy reach of local amenities, schools and transport links.

The accommodation is entered via an entrance hallway which provides access to the principal ground floor rooms. The spacious living room enjoys an abundance of natural light and features patio doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining. The fitted kitchen is well arranged and provides a range of storage and work surface space, whilst the adjoining utility room offers additional practicality with space for laundry appliances and further storage.

To the first floor, the landing gives access to three well-proportioned bedrooms, all of which offer comfortable accommodation and flexibility for family living, guest accommodation or home working. The family bathroom is fitted with a modern suite and serves the bedrooms well.

Externally, the property is approached via a driveway providing off-street parking, alongside a neatly maintained lawned garden to the front. To the rear, the garden has been thoughtfully maintained and comprises a patio seating area, ideal for outdoor dining and entertaining, together with a generous lawn offering an attractive and private outdoor environment. Overall, the external areas complement the accommodation well and enhance the property's appeal as a family home.





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Life in New Ollerton

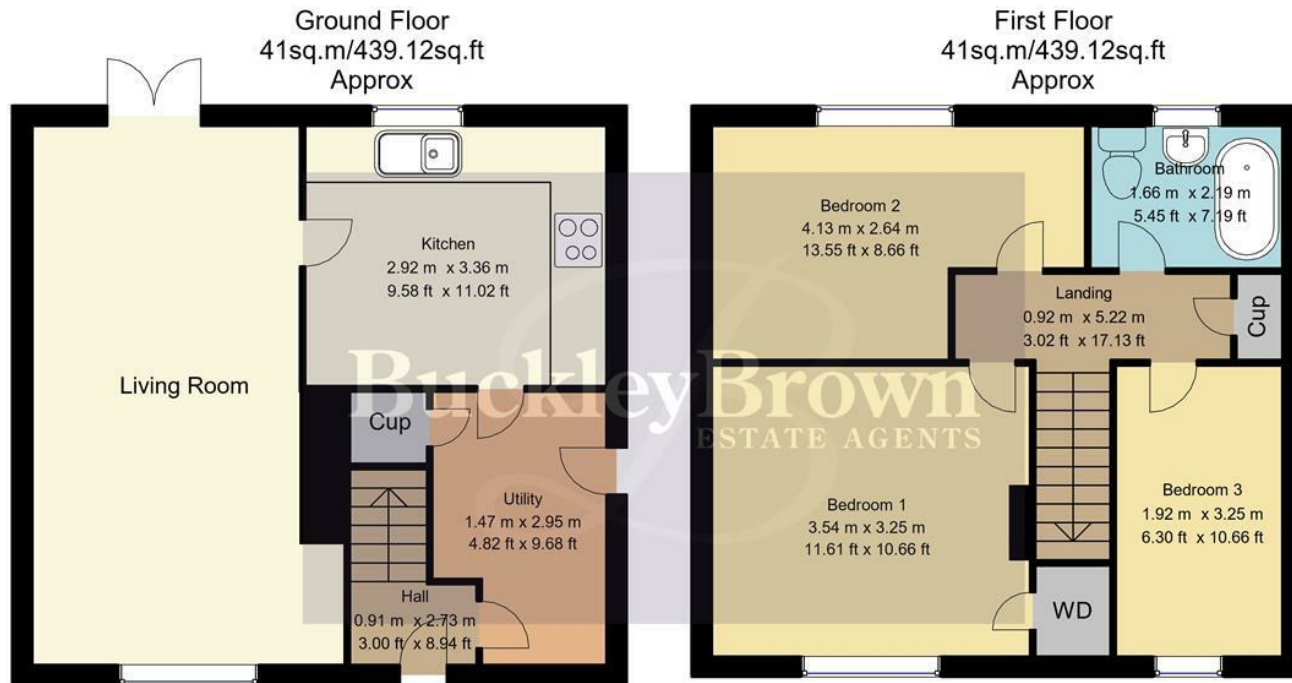
New Ollerton is a well-established Nottinghamshire town that offers a convenient and welcoming place to call home. The town provides a wide range of everyday amenities, including supermarkets, independent shops, cafes, healthcare facilities and leisure services, ensuring residents have everything they need close at hand.

The area is particularly popular with families, benefiting from a selection of primary and secondary schools, as well as parks, recreational facilities and community spaces. A strong sense of community and ongoing investment in the local area continue to enhance its appeal.

For commuters, New Ollerton enjoys excellent road connections via the A614 and A1, providing straightforward access to Newark-on-Trent, Mansfield, Retford and Nottingham. Newark North Gate railway station is also within easy reach, offering regular high-speed services to London King's Cross.

Nature lovers are well catered for, with the historic Sherwood Forest located nearby. The surrounding countryside offers an abundance of walking routes, cycling trails and outdoor pursuits, allowing residents to enjoy the best of both town and country living.





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.

Key Features

Well-presented three-bedroom semi-detached property

Situated within the popular residential area of New Ollerton

Spacious living room with patio doors opening onto the rear garden

Fitted kitchen with separate utility room

Three well-proportioned bedrooms and Modern family bathroom

Potential to extend the home subject to planning permission

Benefited from a programme of recent improvements and modernisation

New double-glazed windows installed

Feature multi fuel burning stove fitted

Re-plastering completed to a number of rooms - Third bedrooms currently used for storage

Council Tax Band A | EPC Register 64 D



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