

Offers Over £155,000 Freehold

8 POPPY AVENUE I I NEW OLLERTON I NG22 9XS

BuckleyBrown ESTATE AGENTS

HOME SWEET HOME!...

Nestled in a quiet spot just off the main road in the heart of New Ollerton, this beautifully presented two bedroom semi-detached home is the ideal blend of style, comfort, and convenience. Boasting great transport links to neighbouring towns and cities, and located close to local amenities, this home is perfect for professionals, small families or first-time buyers looking for that next special move.

Step inside and you're greeted by a light and airy lounge, thoughtfully decorated in a modern, neutral palette that instantly gives off a warm and welcoming vibe. This space enjoys plenty of natural light thanks to a large front-facing window, making it the perfect spot to relax after a long day.

To the rear of the property is a contemporary kitchen/diner, complete with a stylish range of matching units and integrated appliances. Whether you're preparing a weeknight meal or hosting dinner with friends, this space offers both functionality and charm. French doors open onto the rear garden—ideal for summer evenings and weekend BBQs. The ground floor also benefits from a convenient downstairs WC for added practicality.

Upstairs, you'll find two generously sized bedrooms, both beautifully presented and offering great potential to personalise. Completing the upper floor is a spacious bathroom fitted with a classic three-piece white suite.

Outside, the rear garden is fully enclosed and mainly laid to lawn, with a paved patio area perfect for seating or al fresco dining. The front of the property boasts a private driveway, offering off-street parking.

Whether you're looking to settle down or invest, this home ticks all the right boxes. With modern living spaces, a peaceful location, and excellent connectivity, this one won't stay around for long.

Call today to arrange your viewing – your next home is waiting!









Living Room 8'8" x 15'1"
Complete with carpeted flooring, central heating radiator and window to front elevation.

Kitchen/Diner 13'6" x 7'8"
Including modern units and cabinetry with work surfaces over. Complete with integrated appliances, space for a dining table and french doors/window to rear elevation.

WC
Complete with a low flush WC and hand wash basin.

Bedroom One 13'6" x 10'2"
Complete with carpeted flooring, central heating radiator and window to front elevation.

Bedroom Two 7'1" x 12'10"
Complete with carpeted flooring, central heating radiator and window to rear elevation.

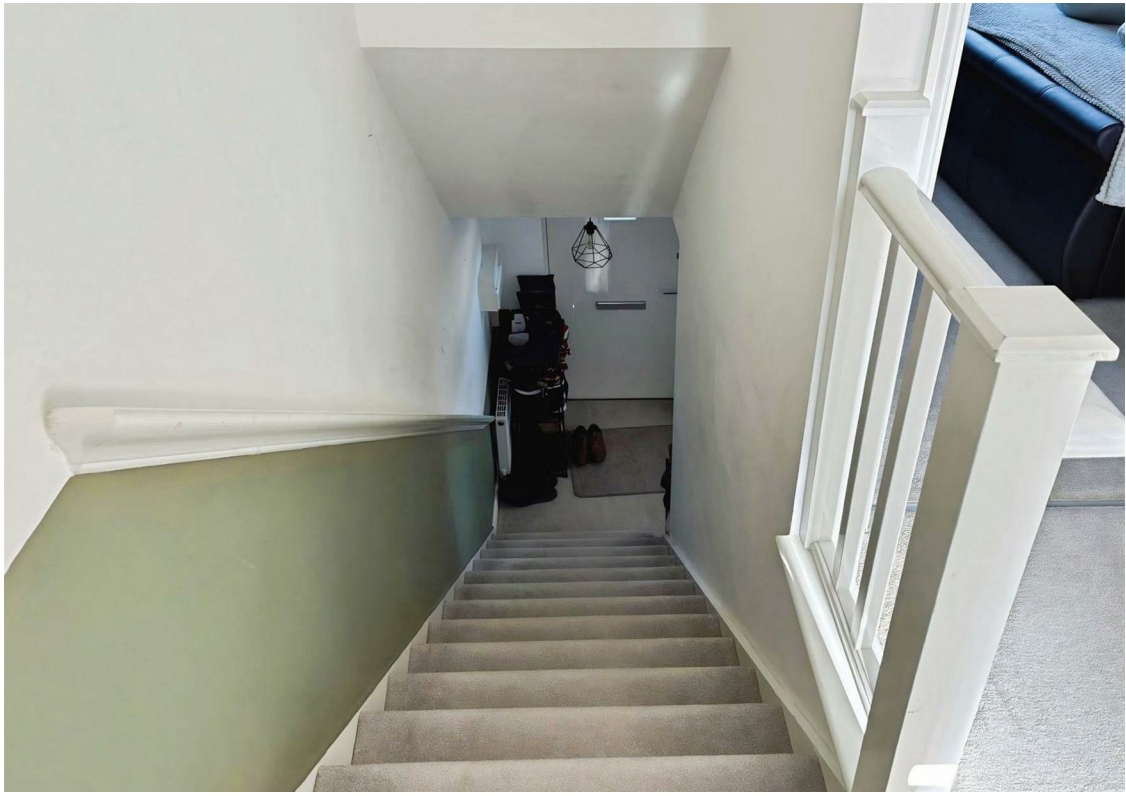
Bathroom 6'0" x 7'5"
Including a three piece suite. With a bath and shower above, hand wash basin and WC.

Outside
The rear offers a grassy lawn area and decorative gravel with fence surrounding. The front hosts a lawn area, a garage for ample storage and a driveway for off street parking.


Application Update







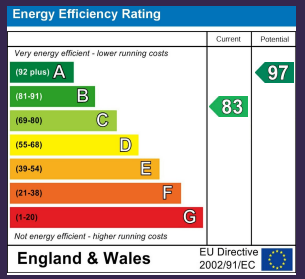
Ground Floor
31 Sq.mt / 333.68 Sq.ft
Approx

First Floor
31 Sq.mt / 333.68 Sq.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.



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