

£175,000 Freehold

17 POPPY AVENUE | NEW OLLERTON | NEWARK | NG22 9XS

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME!.. Tucked away in a peaceful position just moments from the main road, this well-presented three bedroom home sits in the heart of New Ollerton, offering a fantastic balance of modern living and everyday convenience. With excellent transport links to nearby towns and cities and a range of local amenities close by, the property is ideally suited to families, professionals, or buyers looking for a comfortable step onto the property ladder.

The ground floor welcomes you into a bright and spacious lounge, finished in neutral tones and filled with natural light from the front aspect window — a perfect space to unwind or entertain. To the rear, the contemporary kitchen/diner provides ample storage and workspace, making it both practical and sociable. With room for dining and direct access to the garden, it's ideal for busy mornings and relaxed evenings alike. A handy downstairs WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, all tastefully presented and offering flexibility for growing families, home working, or guest accommodation. The family bathroom is fitted with a modern three-piece suite, finished in a clean and timeless style.

Externally, the rear garden is enclosed and easy to maintain, with a mix of lawn and patio space — perfect for outdoor dining or enjoying warmer days. The property also benefits from two allocated parking spaces, providing convenient off-road parking.

With its quiet setting, generous accommodation, and excellent location, this home represents a superb opportunity for buyers seeking space, comfort, and connectivity.

Early viewing is highly recommended — contact us today to arrange yours.









Entrance Hall
Giving access too;

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

Living Room
Complete with carpet flooring, window to front elevation, central heating radiator and stairs leading to the first floor accommodation. There is also a convenient storage cupboard.

Kitchen Diner
The kitchen is complete with a range of matching wall and base units with complimentary work surface over, inset sink and mixer tap, integrated oven with hob and extractor hood and space and plumbing for essential appliances. There is a window to rear elevation, patip doors leading outside, central heating radiator and ample space for dining furniture.

First Floor Accomodation
Giving access to;

Bedroom One
Complete with carpet flooring, central heating radiator and window to front elevation.

Bedroom Two
Complete with carpet flooring, central heating radiator and window to rear elevation.

Bedroom Three
Complete with carpet flooring, central heating radiator and window to front elevation.

Bathroom
Complete with a three piece suite comprising of a panelled back with shower over, low flush wc and hand wash basin.

Outside
To the front of the property there is allocated parking for two cars with a well maintained lawn and path leading to the front door. To the rear of the property there is a landscaped garden mostly laid to lawn with a dedicated patio seating area.









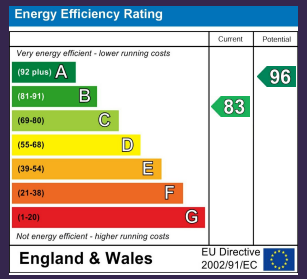


Ground Floor **First Floor**

Total floor area 69.5 m² (748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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