



£1,100 Per Month

38 GRIFFIN ROAD | NEW OLLERTON | NEWARK | NG22 9WJ


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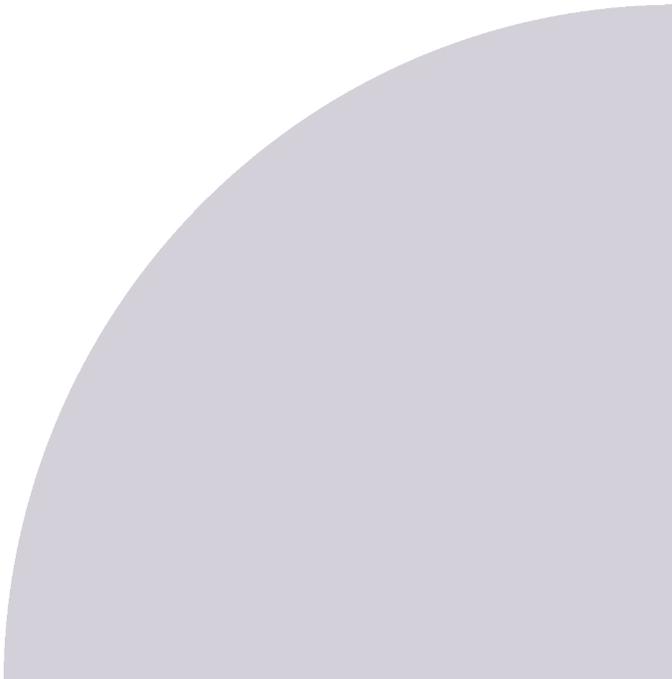
BEAUTIFUL FAMILY HOME!...This modern and inviting three-bedroom, detached home has been presented to an immaculate standard, and will leave you feeling amazed. This property occupies a wonderful plot standing ever so well and has the advantage of having a driveway providing off-street parking which will definitely put a smile on your face. Let's not forget the garage and gorgeous frontage. There is a real bright and airy feel as soon as you step inside with neutral decor that can be found from top to bottom within this beautiful home. Prepare to fall in love...

As you are welcomed through the front door you will find an inviting living room which is decorated in a neutral colour palette and offers the perfect space for the family to sit back and relax. Just across from here you will be pleased to find a contemporary kitchen complete with a modern range of high-gloss wall and base units, along with a complementary work surface and ample space to enjoy family dining. This room has the added benefit of patio doors which flow through natural light and offering convenient access to the rear garden. Completing this floor there is a handy WC that is especially handy when guests are over to visit!

Let's head upstairs where you will find access to three well-proportioned bedrooms, all of which are versatile and offer ample space for you to add your own stamp. Two of the bedrooms even benefit from their own fitted wardrobes for added convenience, providing terrific space saving solutions. The family bathroom completes the floor nicely with a contemporary three-piece suite where you can relax after a long day.

The outside space complements the home perfectly with a low-maintenance garden to the rear that benefits from a patio seating area, lawn, decorative slate chippings, and mature surrounding shrubs. A lovely setting for spending quality time with family and friends. There's also a low-maintenance lan to the front of the property, providing great kerb appeal.









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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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