



Offers Over £180,000 Freehold

21 POPLAR STREET | NEW OLLERTON | NEWARK | NG22 9PY

**BuckleyBrown**  
ESTATE AGENTS

## HOME SWEET HOME!..

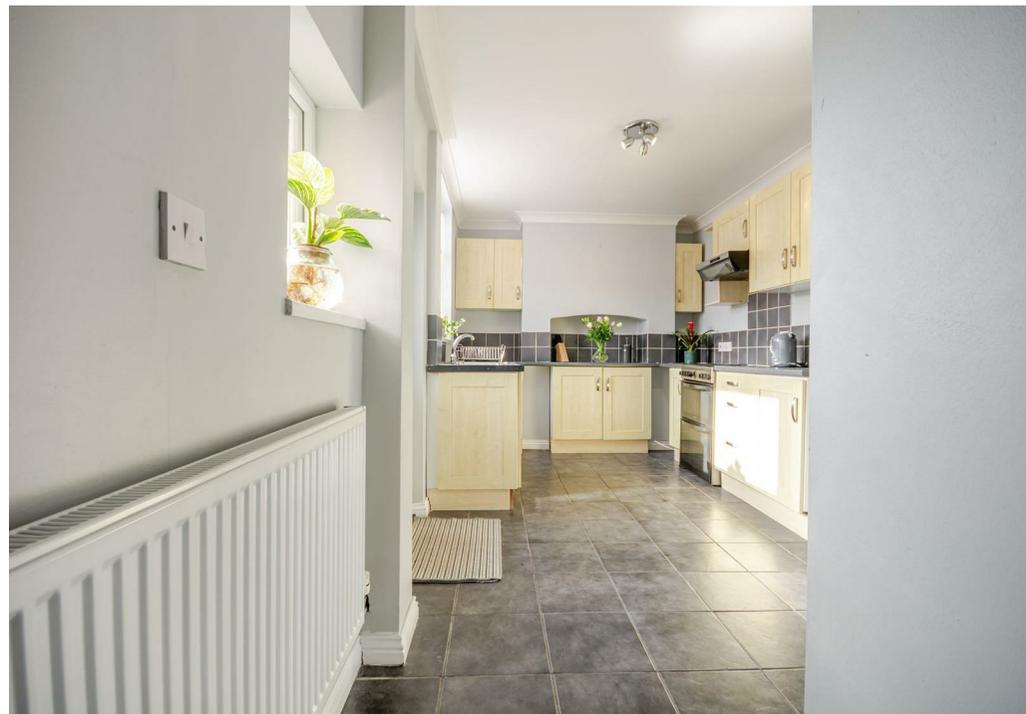
We are delighted to present this well-proportioned three-bedroom semi-detached home, situated in the ever-popular area of New Ollerton. Offering a practical layout, generous outdoor space, and plenty of potential, this property is ideal for families or buyers looking to add their own personal touch.

Upon entering, you are welcomed into an entrance hall with stairs leading to the first floor. The ground floor features a comfortable lounge, complete with an electric fire and a beautiful black granite surround, creating a warm and inviting space to relax. To the rear, the kitchen offers a range of units with space for appliances, along with access to a useful utility area and a convenient external WC.

Upstairs, the property offers three generously sized bedrooms, all decorated in neutral tones, providing the perfect blank canvas for a new owner to make their own mark. The family bathroom is fitted with a clean, practical three-piece suite in white, combining simplicity with functionality.

Externally, the home continues to impress. To the front, there is a lawned garden, while a shared side driveway leads to a private driveway and double garage, providing ample off-road parking. The rear garden is mainly laid to lawn with a patio area—perfect for outdoor dining, entertaining, or simply enjoying the warmer months.

This property offers a fantastic opportunity to create a wonderful home in a sought-after location. Early viewing is highly recommended—don't miss out!





### Entrance Hall

Housing the carpeted stairs to first floor accommodation, tiled flooring and a central heating radiator. Giving access to;

### Living Room 15'5" x 11'11"

Having a focal electric fire with a beautiful black granite surround, carpet flooring, central heating radiator and window to front elevation

### Kitchen 17'0" x 8'10"

Fitted with a range of cabinetry complemented by work surfaces above, an inset sink with drainer and mixer tap, and tiled splashbacks. There is space for a freestanding oven with extractor hood above, as well as ample room for a dining table. The room benefits from a window to the rear elevation, a central heating

radiator, and a door providing access to the rear garden.

### Utility 4'11" x 4'11"

Offering additional practicality with space and plumbing for essential appliances, along with work surface space and a window to the rear elevation.

### WC 5'10" x 3'3"

Accessed from the garden, fitted with a low flush WC and a window to the rear elevation.

### First Floor Landing

Providing access to all first-floor rooms.

### Bedroom One 11'6" x 8'10"

A well-sized double bedroom with carpet flooring, central heating radiator, and a window to the front elevation.



### Bedroom Two 10'9" x 11'11"

A spacious bedroom fitted with carpet flooring, central heating radiator, and a window to the rear elevation.

### Bedroom Three 8'8" x 9'10"

A versatile third bedroom with carpet flooring, central heating radiator, and a window to the front elevation.

### Bathroom 4'11" x 8'3"

Fitted with a three-piece suite in white, comprising a panelled bath, low flush WC, and hand wash basin. The room also benefits from partly tiled walls, a central heating radiator, and a window to the side elevation.

### Outside

To the front of the property, there is a

well-maintained lawn with a path leading to the front door. To the side, a shared driveway leads to a private driveway which provides access to off-street parking for multiple cars and the double garage.

The rear garden is a fantastic size, mainly laid to lawn and complemented by a patio area—ideal for outdoor dining and entertaining.

### Double Garage 16'4" x 26'2"

Providing secure off-street parking or excellent additional storage space.





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) <b>A</b>                          |  |                         | 80        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 65                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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