



Offers In The Region Of £370,000 Freehold

2 COPPER BEECH CLOSE WELLOW ROAD | OLLERTON | NEWARK | NG22 9FU

**BuckleyBrown**  
ESTATE AGENTS

## A PLACE TO CALL HOME...

Nestled in the peaceful and sought-after area of Ollerton, this beautifully designed three-bedroom new build bungalow blends contemporary living with everyday comfort — perfect for couples, downsizers, or small families seeking a move-in-ready retreat.

Step inside and discover the heart of the home — an impressive open-plan kitchen/living/dining space situated to the rear of the property, overlooking the landscaped garden. The kitchen is finished with a stylish range of modern cabinetry, quality quartz worktops, integrated appliances, and an inset sink — ideal for home cooks and entertainers alike. The living and dining areas provide a generous and flexible layout, with sleek LVT flooring and spotlights flowing throughout. French doors open out to the rear, bringing the outdoors in and creating a perfect space for hosting or unwinding.

Just off the kitchen, a handy utility room provides space and plumbing for a washing machine and tumble dryer, along with additional units for convenient storage.

There are three well-proportioned bedrooms, each decorated in neutral tones and laid with plush brand-new carpets. The master bedroom benefits from its own stylish en-suite shower room, while a well-appointed family bathroom is located off the hallway, complete with a bath and overhead shower, hand wash basin, and WC. A useful storage cupboard can also be found in the hall, keeping clutter tucked away.

Outside, the rear garden has been thoughtfully landscaped to include a lovely lawn and a patio seating area — ideal for enjoying summer evenings in privacy, thanks to the surrounding fencing. To the front, the bungalow enjoys off-street parking via a private driveway.

Immaculately presented and finished to a high standard throughout — this is a fantastic opportunity to secure a low-maintenance, single-level home in a quiet and desirable location.

Enquire today to arrange your viewing — this one won't hang around!





#### Hall

With access to;

#### Kitchen/Living/Dining Room 24'8" x 15'7"

This is an open plan modern entertaining space. The kitchen comes complete with a stylish range of contemporary units and cabinetry, quartz work surface above, integrated appliances and an inset sink. There is an impressive space for a lounge and dining area, with LVT flooring and downlight flowing throughout. With french doors to rear elevation.

#### Utility 7'2" x 4'11"

Complete with extra storage units and space for a washing machine and tumble dryer. Including an external door to side elevation.

#### Bedroom One 10'0" x 12'11"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Ensuite 7'2" x 6'3"

Complete with a three piece shower suite. With window to side elevation.

#### Bedroom Two 9'9" x 10'4"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Three 9'9" x 9'1"

Complete with carpeted flooring, central heating radiator and window to side elevation.

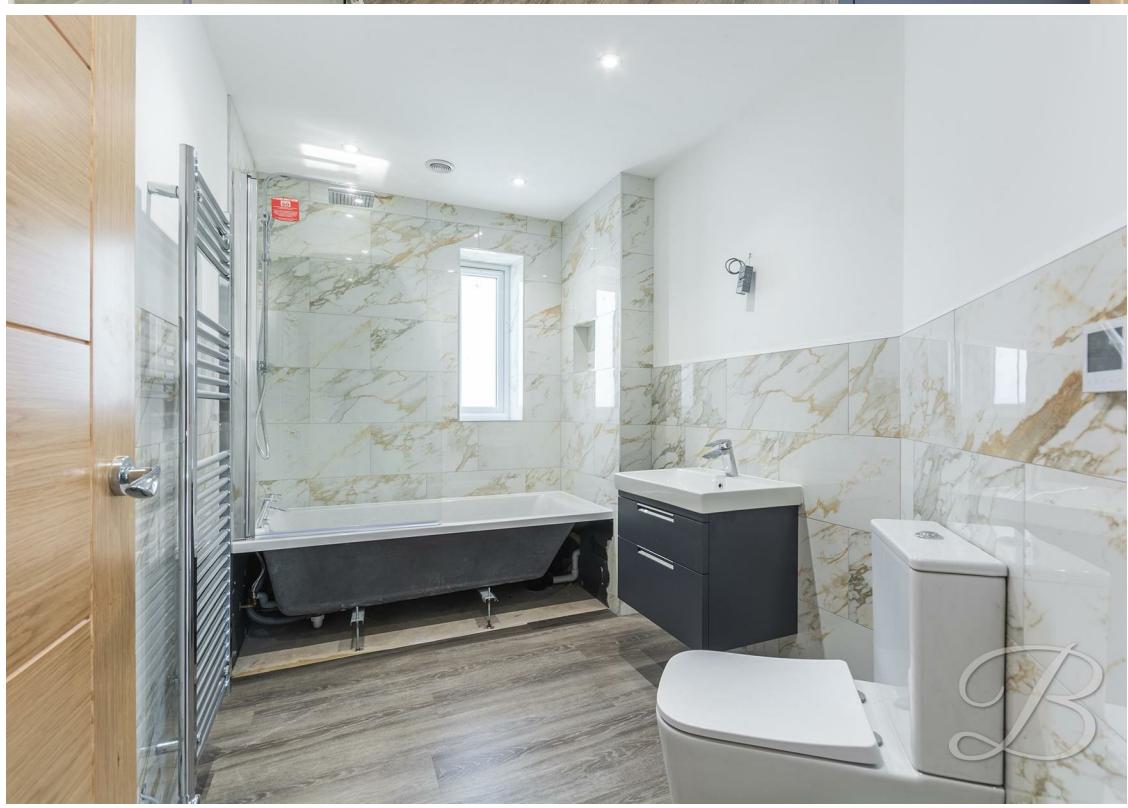


#### Bathroom 10'0" x 6'2"

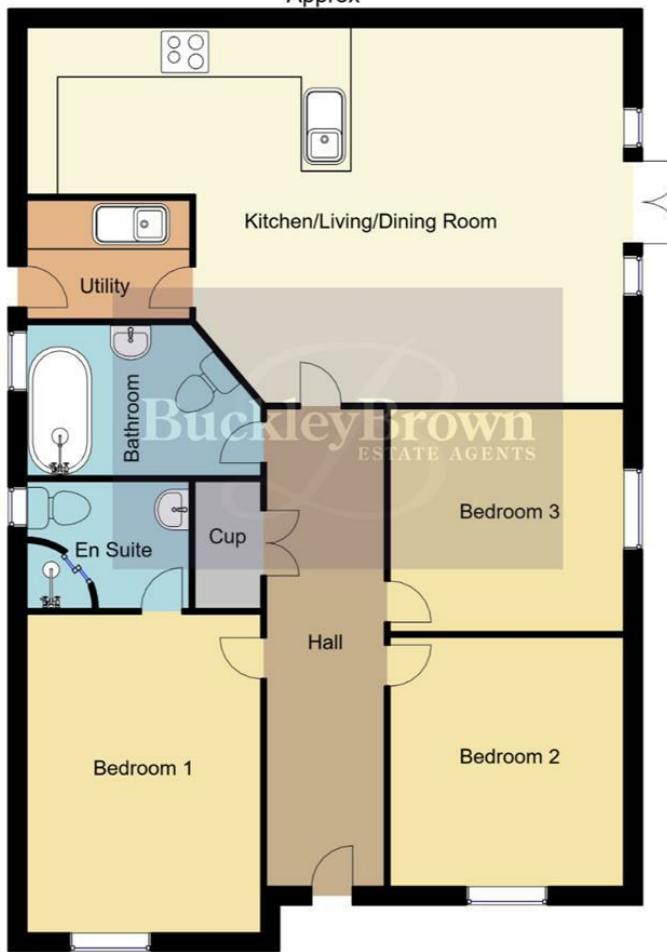
Including a modern bath with shower above, a hand wash basin and low flush WC. With towel radiator and window to side elevation.

#### Outside

To the rear garden hosts a beautifully landscaped lawn and patio seating area. There is a secure fence surrounding for added privacy. To the front offers a block paved driveway for off street parking.



Ground Floor 2  
85sq.m/918sq.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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

2 COPPER BEECH CLOSE  
WELLOW ROAD  
OLLERTON  
NEWARK  
NG22 9FU



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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.

**BuckleyBrown**  
ESTATE AGENTS