



Guide Price £170,000 Freehold

17 GOODWILL ROAD | OLLERTON | NEWARK | NG22 9WL

**BuckleyBrown**  
ESTATE AGENTS



**\*\*GUIDE PRICE £170,000-£180,000\*\***

**MUST BE VIEWED TO BE FULLY APPRECIATED!!!!**.. This impressive family home offers a perfect blend of modern living and comfort, boasting a contemporary design spread over three spacious stories, making it an choice for couples, families, and first time buyers alike.

Upon entering you are welcomed into the entrance hall, just off from here you will find a bright and airy reception room, perfect for relaxation or entertaining guests. The heart of the home is the well-appointed kitchen, which provides an inviting space for family meals and gatherings. The kitchen is designed with functionality in mind, ensuring that cooking and dining experiences are both enjoyable and efficient. There is also a useful WC to the ground floor for added convenience.

There are three generously sized bedrooms, including a luxurious en-suite master bedroom located on the third floor, providing a private retreat for the homeowners. There is also a family bathroom, catering to the needs of a modern family.

The landscaped rear garden is a true highlight, offering a serene outdoor space for children to play or for adults to unwind after a long day. Featuring an Indian slate patio area with the rest being mainly laid to lawn with artificial turf. With two dedicated parking spaces, convenience is assured for you and your guests.

This property is not just a house; it is a home that promises comfort, style, and practicality in a desirable location.

Whether you are looking to settle down or invest, this delightful property on Goodwill Road is a must-see.





#### Porch

With access to;

#### Living Room 10'2" x 13'9"

Spacious room with a window to the front elevation.

#### Kitchen 10'2" x 13'6"

Fitted with neutral wall and base cabinetry, inset sink and drainer and integrated appliances. Ample dining space and access to a downstairs WC. Window and patio doors to the rear elevation.

#### WC 3'1" x 5'2"

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

#### Landing

With further access to;

#### Bedroom Two 7'1" x 13'7"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 6'5" x 10'11"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 5'6" x 6'5"

Three piece suite comprising of a hand wash basin, low flush WC and a bath.

#### Inner Landing Lobby

Ample storage space and access to the second floor.

#### Bedroom One 9'8" x 16'7"

Carpeted flooring, central heating radiator and an en suite. Dual aspect windows to the front and side elevations.



#### En Suite 4'1" x 8'2"

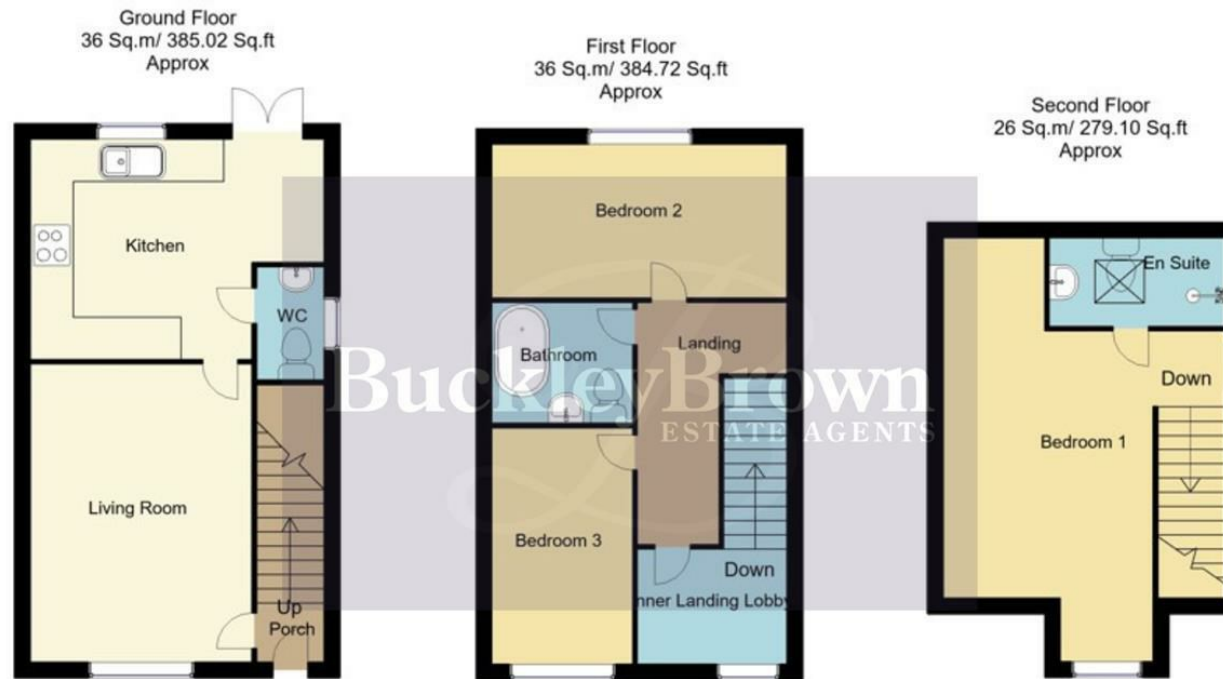
Three piece suite with a hand wash basin, low flush WC and a shower. Fitted with a velux window.

#### Outside

Outside there is allocated parking, allowing space for two cars. The rear garden has been tastefully landscaped, featuring an Indian slate patio area with the rest being mainly laid to lawn with artificial turf.







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>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(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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