



£140,000

Kingfisher Way, Ollerton, Newark,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"The property benefits from a well considered layout throughout, providing a good sense of space and practicality, allowing an easy flow between both floors."

-Luke, Valuer



PERFECT FIRST STEP ONTO THE PROPERTY LADDER

Offering well-presented and low-maintenance living, this attractive one-bedroom semi-detached property is finished in a

The home has been well cared for and is ready for immediate occupation, providing a bright and welcoming environment ideal for first-time buyers. Combining comfort, practicality, and convenience, this property presents an excellent opportunity to step onto the property ladder or secure a perfectly sized home in a sought-after setting.



THE FINER DETAILS

The ground floor features a bright and modern open-plan layout, comprising a fully equipped kitchen with a breakfast bar, ideal for casual dining and entertaining.

French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living spaces and allowing plenty of natural light to fill the room.

Upstairs, the property offers a generously sized bedroom complete with built-in wardrobes and a private en-suite bathroom. This well-appointed space provides a comfortable and peaceful retreat, perfect for modern living.

Externally, the property benefits from a private driveway to the front, providing convenient off-road parking. To the rear is a fully enclosed garden, featuring a well-maintained lawn, offering a private and manageable outdoor space ideal for relaxing or entertaining.





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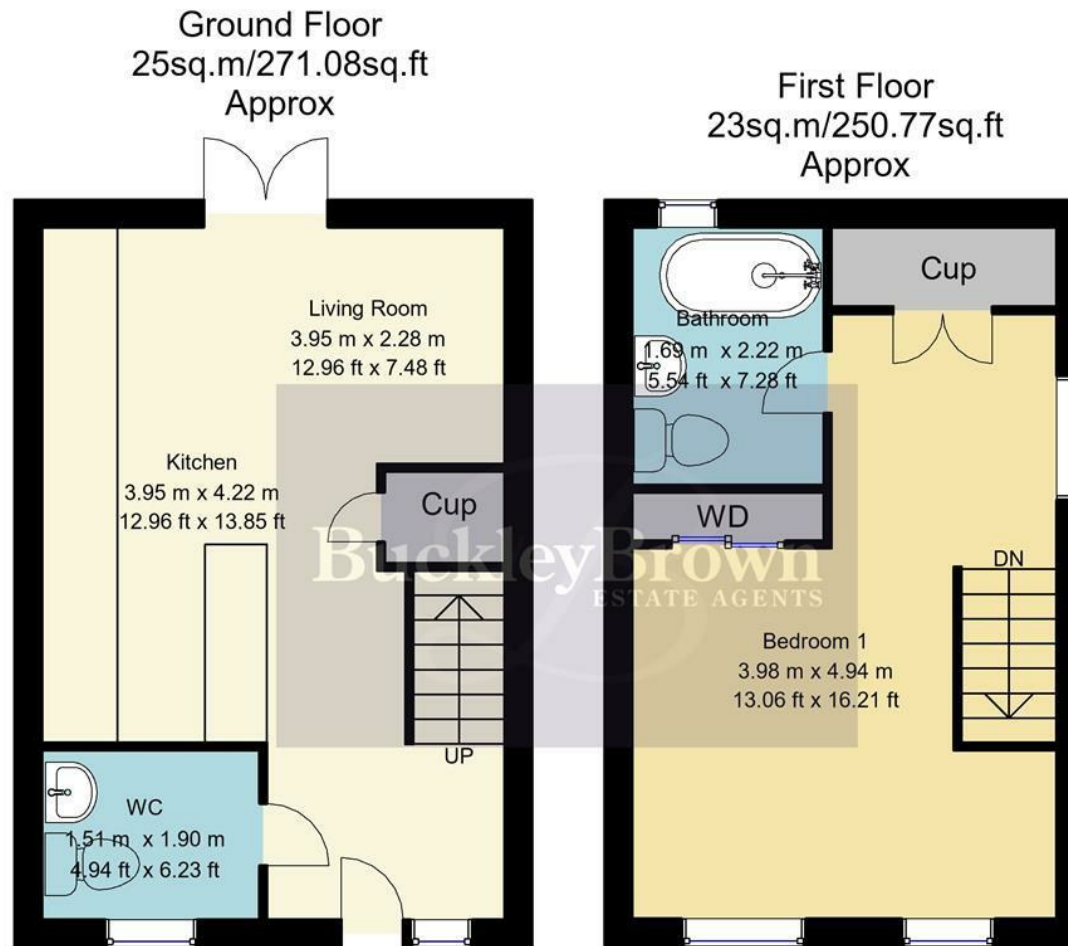
LIFE IN OLLERTON

Life in Ollerton offers a relaxed small-town feel with a strong sense of community and plenty of everyday conveniences.

Located in Nottinghamshire, it has a good range of local amenities including supermarkets, independent shops, cafés, pubs, and healthcare services, making it well suited for day-to-day living without needing to travel far.



One of the standout features of the area is its access to beautiful countryside. Ollerton sits close to Sherwood Forest and the Rufford Abbey Country Park, providing plenty of opportunities for walking, cycling, and outdoor leisure right on the doorstep. It's an appealing location for those who enjoy a quieter lifestyle surrounded by green 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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Key Features

Modern open plan kitchen with breakfast bar

Spacious bedroom with built in wardrobes

Modern en suite bathroom

French doors opening to the rear garden

Private driveway with off road parking

Excellent first time buyer opportunity

Size approximately 521 sq.ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band C

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