



£210,000

128 FOREST ROAD | NEW OLLERTON | NEWARK | NG22 9QS

**BuckleyBrown**  
ESTATE AGENTS

**MAKE THIS HOUSE YOUR HOME.** Situated in the charming neighbourhood of New Ollerton, Newark, on Forest Road, this delightful semi-detached house combines comfort and convenience. With its inviting façade and well-maintained exterior, the property is an ideal choice for families or anyone seeking a peaceful retreat in a friendly community.

Upon entering the ground floor, you are welcomed by a spacious hall that leads to a generous living room, perfect for relaxation and entertaining. Adjacent to this is a bright dining room, which flows seamlessly into a lovely conservatory, flooding the space with natural light and offering wonderful views of the garden. The well-appointed kitchen is both functional and practical, catering to all your culinary needs. Additionally, a convenient shower room on this floor adds ease and accessibility for all.

Upstairs, the first floor features three comfortable bedrooms, each providing a tranquil space for rest. The main bedroom benefits from a private WC, enhancing both privacy and convenience. This layout is ideal for families or those who appreciate a little extra space.

Outside, the property boasts a well-maintained garden, perfect for outdoor activities, summer gatherings, or simply enjoying quiet evenings under the stars. With its welcoming atmosphere and close proximity to local amenities, this semi-detached house on Forest Road presents a wonderful opportunity for anyone looking to settle in a friendly and convenient location.

Call up today to secure your viewing 01623 633633.





**Hall**  
Hallway leading to;

**Living Room 13'5" x 13'11"**  
Spacious living room featuring carpeted flooring, a central heating radiator, and a bay window to the front elevation. The room is bright and airy, providing a welcoming and comfortable space.

**Dining Room 13'5" x 8'5"**  
Carpeted dining room with a small breakfast bar, ample space for your preferred dining furniture, a central heating radiator, and doors leading to the conservatory.

**Conservatory 6'7" x 6'7"**  
Bright and airy conservatory, perfect as an additional sitting area, with doors providing access to the rear garden.

**Kitchen 6'0" x 25'7"**  
Long kitchen featuring matching cabinets and ample worktop space, with room for integrated appliances. The kitchen includes an inset sink, windows overlooking the rear garden, and a door providing direct access to the garden.

**Shower Room 5'10" x 8'7"**  
Three piece shower room with low flush WC, hand wash basin and shower.

**Landing**  
Landing leading to;

**Bedroom One 15'4" x 9'6"**  
Spacious bedroom with carpeted flooring, central heating radiator, built in wardrobe, access to its own WC.

**WC**  
low flush WC and hand wash basin.

**Bedroom Two 9'4" x 13'1"**  
Spacious bedroom with carpeted flooring, central heating, and a window overlooking the rear elevation.

**Bedroom Three 8'3" x 9'10"**  
Spacious bedroom with carpeted flooring, central heating, a built-in wardrobe, and a window overlooking the rear elevation.

**Outside**  
Large driveway at the front elevation with space for up to five vehicles. To the rear, there is a spacious patio area, a well-maintained lawn, and an additional patio area towards the back of the garden.





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.

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) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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	

128 FOREST ROAD  
NEW OLLERTON  
NEWARK  
NG22 9QS



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

**BuckleyBrown**  
ESTATE AGENTS

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.