



Offers Over £395,000 Freehold

THE MOUNT MAIN STREET | OLLERTON | NEWARK | NG22 9AD

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"A well-planned home that provides a good level of internal space, with accommodation that flows well and offers flexibility for a variety of uses, making it an attractive and functional option within its category."

Luke, Valuer





An exceptional four-bedroom detached home with a stunning landscaped garden, complete with a charming pond and beautiful outdoor features, offering the perfect blend of style, space, and tranquillity.

From the moment you arrive, this impressive four-bedroom detached home makes a lasting impression, with its attractive frontage and well-maintained driveway setting the tone for what lies beyond. Internally, the property offers beautifully presented and thoughtfully arranged accommodation, perfectly suited to modern living and ideal for a range of buyers seeking both comfort and style. To the rear, a gorgeous garden provides a true highlight, featuring a charming pond and an array of beautiful features that create a tranquil and inviting outdoor space.

This well-presented three-bedroom detached home, situated in the sought-after area of Ollerton, offers spacious and versatile accommodation ideal for modern family living,

combining comfort, practicality, and a welcoming atmosphere throughout.

The ground floor features a convenient layout, including two porches providing useful entrance space, a comfortable living room, and a generous kitchen/dining area perfect for everyday living and entertaining. In addition, there is a separate dining room, a dedicated office ideal for working from home, a practical utility room, and a ground floor WC.

To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom, providing ample space for a growing family or those seeking additional room for guests.

Externally, the property truly shines with its beautiful and tranquil garden, featuring a charming pond, an array of shrubs and mature trees, and plenty of space to enjoy the outdoors.



A large workshop adds further appeal, offering excellent storage or potential for hobbies and projects as well as a garage with ample space for a vehicle or more storage.

Not to mention the workshop benefits from planning permission to be knocked down and build a one bedroom bungalow.

Ollerton is a well-established town in north Nottinghamshire, offering a practical and family-friendly setting with a strong sense of community. Ideally positioned between Mansfield and Retford, and close to the historic village of Edwinstowe, it provides a convenient base for a wide range of buyers.

The town benefits from a good selection of everyday amenities, including shops, supermarkets, cafés, schools, and healthcare facilities, ensuring residents have everything they need close at hand. Surrounded by open countryside and located near Sherwood Forest, Ollerton is particularly appealing to those who

enjoy outdoor living, with excellent walking and cycling routes nearby. Well connected via the A614, Ollerton offers easy access to surrounding towns and the wider road network, making it a popular choice for commuters, families, and those seeking a balance between convenience and 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. Specially 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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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