



£160,000 Freehold

45 GOODWILL ROAD | OLLERTON | NEWARK | NG22 9WL

BuckleyBrown
ESTATE AGENTS

WELCOME HOME!.. Located on Goodwill Road in Ollerton, a popular and well-connected area, this beautifully presented three-storey family home offers generous accommodation in a convenient setting close to local amenities, schools and transport links, making it ideal for modern family living.

Step inside to a welcoming entrance hallway which leads into a cosy front-facing lounge, providing an ideal space to relax or entertain. To the rear, the heart of the home awaits — a spacious kitchen/diner designed for both everyday living and social occasions, featuring ample worktop space, room for a dining table and French doors opening out to the garden, allowing natural light to flood the space. A convenient ground floor WC completes this level.

The first floor offers two well-proportioned bedrooms, ideal for family members, guests or a home office, along with a modern family bathroom finished in a clean and contemporary style.

Occupying the entire top floor is the impressive principal bedroom suite, creating a private retreat away from the rest of the home. This generous space benefits from its own ensuite shower room and excellent natural light, making it a standout feature of the property.

The property features off-street parking and a manicured lawn to the front, with a further lawned garden to the rear, ideal for entertaining and relaxing.

Call to arrange a viewing, before you miss out!





Hall

Access to;

Lounge

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

Kitchen/Dinner

Laminate flooring, storage cupboards with work surfaces, integrated oven, hob with extractor fan, hand wash basin, space for a dining table, rear window and French doors leading outside.

WC

Two-piece suite with laminate flooring, low flush toilet, hand wash basin, central heating radiator and a window.

Landing

Access to;

Bedroom Two

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

Bedroom Three

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

Bathroom

Three-piece suite with laminate flooring, low flush toilet, hand wash basin, bath and central heating radiator.

Landing

Access to;

Bedroom One

Carpeted flooring, central heating radiator and a window.

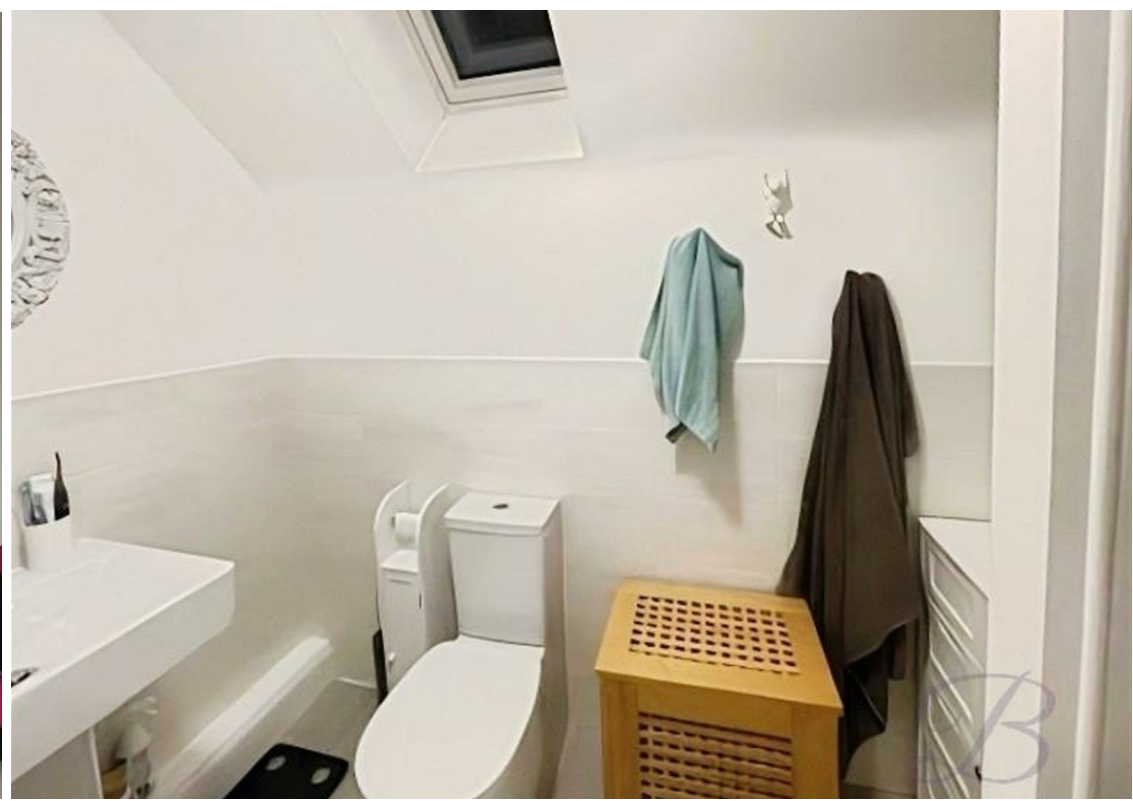


En Suite

Three-piece suite with laminate flooring, low flush toilet, hand wash basin, walk-in shower and a sky light window.

Outside

To the front, the property offers off-street parking and a well-maintained lawn, with a further well-maintained lawn to the rear.



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

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