



Guide Price £220,000 Freehold

68 KINGFISHER WAY | OLLERTON | NEWARK | NG22 9DZ

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £220,000 - £230,000!

SIMPLY STUNNING!...This superbly presented three-bedroom semi-detached home occupies a sought-after position, conveniently placed for excellent transport connections and just a short distance from the picturesque Rufford Abbey Country Park and surrounding countryside walks. Designed with modern living in mind, this stylish property offers a fantastic blend of comfort, space and contemporary finishes — an ideal home that truly deserves to be viewed to be fully appreciated.

Upon entering, you're immediately greeted by the high standard of presentation throughout. The open-plan ground floor has been thoughtfully designed to create a bright and sociable space, perfect for everyday living as well as entertaining. The kitchen is a real highlight, featuring sleek wall and base units, complementary worktops and a range of integrated appliances, along with ample storage and preparation space. Flowing seamlessly into the living area, bi-fold doors open out to the garden, allowing natural light to pour in and creating a wonderful indoor-outdoor feel — an ideal spot to relax and unwind. A generous storage cupboard and a modern ground-floor WC complete this level.

To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom benefitting from fitted wardrobes and a stylish en-suite with a digital rainfall shower and contemporary vanity units. The family bathroom is finished to a high standard, offering a modern three-piece suite complemented by full-height tiling.

Externally, the property continues to impress with a tarmacked driveway to the front providing convenient off-street parking. To the rear is a private, enclosed garden featuring a patio seating area, children's barked play area and fenced boundaries — an excellent space for families, entertaining or simply enjoying the outdoors.

A fantastic home in a great location — early viewing is highly recommended to avoid disappointment.





Entrance Hall

Having a storage cupboard and giving access to;

Kitchen Diner 16'4" x 13'9"

Comprising a range of wall and base units with complimentary work surfaces over, an inset stainless steel sink having a mixer tap. The kitchen also includes a range of appliances including a dishwasher, fridge, freezer, microwave and an oven. There is also an inset gas hob with extractor hood over. Splash back tiling to the walls, radiator and a double glazed window to the front elevation.

Living Room 16'4" x 10'9"

WC

Complete with low flush WC, hand wash basin and central heating radiator.

First Floor Landing

Having a window to side elevation and giving access;

Bedroom One 12'0" x 8'11"

Complete with built in wardrobe, radiator and a double glazed window to the rear elevation.

En Suite 7'6" x 4'5"

Complete with a three piece suite comprising of a walk in shower, hand wash basin and low flush WC.

Bedroom Two 15'7" x 8'11"

Complete with carpet flooring, central heating radiator and window to front elevation



Bedroom Three 9'3" x 7'1"

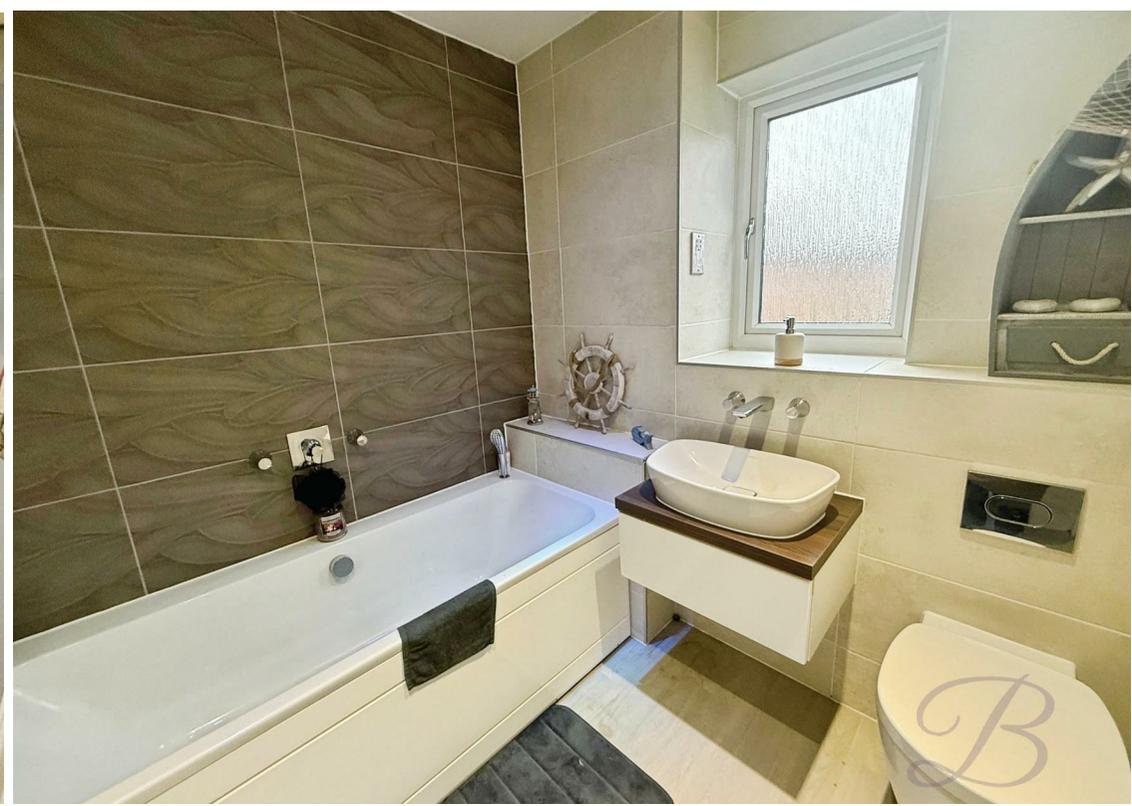
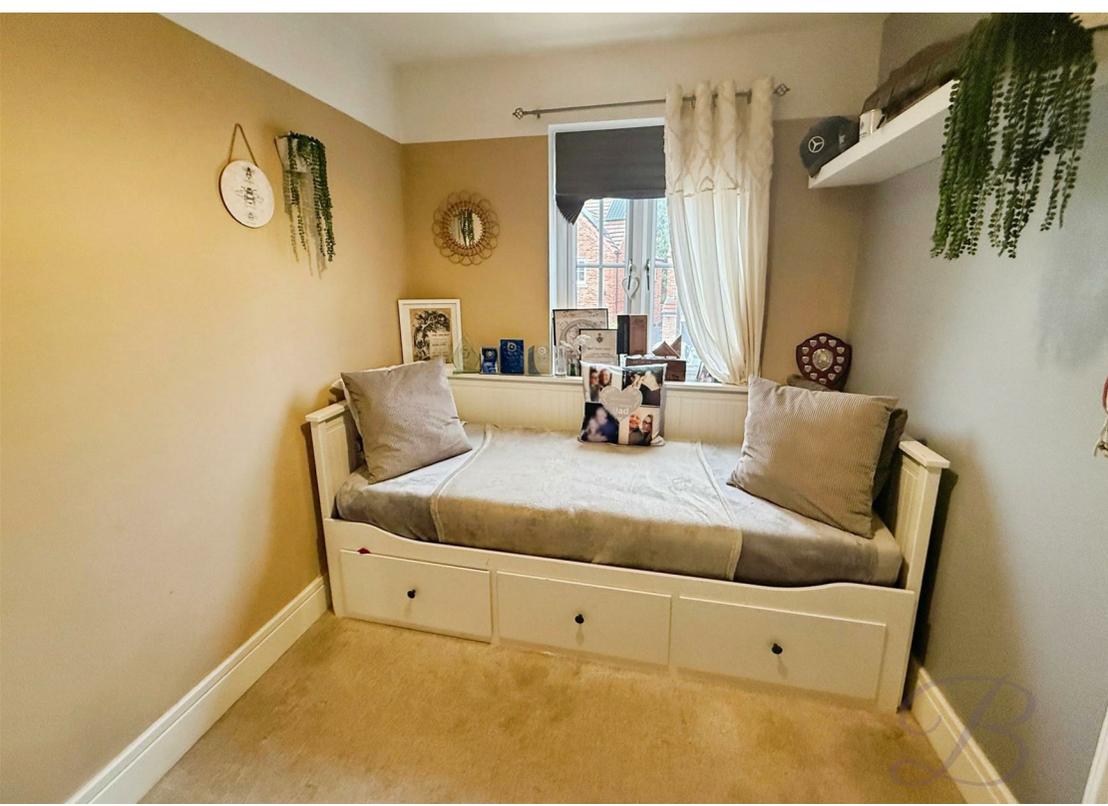
Complete with carpet flooring, central heating radiator and window to front elevation

Bathroom 7'0" x 6'2"

Complete with a three piece suite comprising of a panelled bath with shower over and glass screen, low flush wc and hand wash basin. There is window to side elevation and a heated towel rail.

Outside

To the front of the property there is a driveway providing off street parking. To the rear of the property there is a children's bark play area, dedicated patio seating area and low maintenance astroturf.





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) A			95
(81-91) B		84	
(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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