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£195,000

Birch Road, New Ollerton, Newark,

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

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"The seller has spared no expense refurbishing this amazing house, it is a cut above the rest and we have no doubt won't hang around for long. Just wait till you see the bathroom, my personal favourite. I would highly recommend viewing this one."

- Courtney, Valuer



A TURN KEY HOME THAT STANDS OUT FROM THE REST

This superb property has been fully and carefully refurbished by the current owner, offering a stylish and modern home finished to a high standard throughout.

The accommodation has been significantly improved to create a turnkey property that is ready for immediate occupation, with quality fixtures and fittings evident throughout. A particular highlight is the beautifully finished bathroom, and with demand expected to be strong, an early viewing is highly recommended.



THE FINER DETAILS

This well-presented family home offers spacious and versatile accommodation throughout, ideal for modern day living.

The ground floor offers a spacious and inviting living room, complete with a feature fireplace that creates a warm focal point to the space. Double doors lead through to a bright and open-plan kitchen diner, fully equipped with a range of essential appliances and ideal for modern family living. Further double doors open into a light and airy conservatory, providing an additional reception space and enjoying pleasant views over the rear garden.

The first floor comprises three generously proportioned bedrooms, all well presented and offering comfortable accommodation for a range of buyers. A three-piece family bathroom is also located off the landing, serving the upper floor.

Externally, the property benefits from a private driveway and garage to the front, providing ample off-street parking and storage. To the rear, there is an expansive lawned garden, offering an excellent outdoor space for families, entertaining, or relaxing in the warmer months.





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LIFE IN NEW OLLERTON

Situated in the Nottinghamshire village of New Ollerton, the area offers a strong sense of community combined with a good range of everyday amenities. Residents benefit from local shops, supermarkets, cafés, healthcare services, and well-regarded schools, all within easy reach.

The village provides a relaxed pace of life, making it particularly appealing to families, first-time buyers, and those looking to enjoy a more semi-rural setting while still having essential conveniences close by.

New Ollerton is also well placed for access to surrounding towns and countryside, with excellent road links connecting to Newark, Mansfield, and Worksop. The nearby A614 provides straightforward routes further afield, making it suitable for commuters. For those who enjoy the outdoors, the area is close to Sherwood Forest and a number of scenic walking and cycling routes, offering plenty of opportunities to enjoy the surrounding Nottinghamshire countryside.





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

Recently refurbished throughout

Spacious living room and conservatory

Open plan kitchen/diner with essential appliances

Private driveway and single garage

Generous rear lawn garden

Ideal for first time buyers, families or investors

Benefits from solar panels saving you a substantial amount of money

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