



£180,000 Freehold

HAWTHORN CLOSE | NEW OLLERTON | NEWARK | NG22 9TQ

**BuckleyBrown**  
ESTATE AGENTS

SITUATED ON A FANTASTIC PLOT!!... This lovely, spacious home is set on a generous plot in New Ollerton, close to local shops, schools, walking routes and local amenities. The property offers three bedrooms, a bathroom and two reception rooms, all arranged over a thoughtful layout.

As you enter through the front door, you immediately get a sense of the space and layout on offer. The dining room has ample space for furnishings, creating a functional area to host family and friends. The living room benefits from a focal fireplace with surround, providing a cosy feel to the room. The kitchen is fitted with matching cabinetry and complementary work surfaces, and also benefits from a breakfast bar, ideal for enjoying your morning coffee.

Upstairs, there are three well-proportioned bedrooms, ready for new owners to add their own stamp. Bedroom two also benefits from a built-in wardrobes. The bathroom is fitted with a panelled bath and hand wash basin, with a separate toilet.

Outside is a real feature of the property, with gardens to the front, side and rear, all mainly laid to well-maintained lawns. The rear garden also benefits from a patio seating area. There is also a garage and driveway, providing off-street parking.

A wonderful opportunity to acquire a spacious home in a well-connected location, book a your viewing without delay!





### Hall

Housing the stairs to the first floor accommodation, with a storage cupboard and window to the front elevation, and giving access to;

### Dining Room 10'4" x 10'4"

Complete with carpet flooring, central heating radiator and window to the front elevation, offering a practical space for dining and entertaining.

### Living Room 10'5" x 14'6"

Featuring a fireplace with surround, creating a cosy focal point. Also having carpet flooring, central heating radiator and window to the rear elevation.

### Kitchen 10'4" x 10'4"

Fitted with a range of matching wall and

base units with complementary work surfaces over, inset sink and drainer with mixer tap, and tiled walls. There is space for a freestanding oven with extractor hood over. The kitchen also benefits from a breakfast bar, providing a lovely social space, along with a window to the rear elevation and a door leading to the porch.

### First Floor Accommodation

Landing giving access to all bedrooms and benefiting from a storage cupboard.

### Bedroom One 10'4" x 10'4"

Complete with carpet flooring, central heating radiator and window to the rear elevation.

### Bedroom Two 10'4" x 10'4"

Complete with carpet flooring, central

heating radiator, built-in wardrobe and window to the front elevation.

### Bedroom Three 10'4" x 6'2"

Complete with carpet flooring, central heating radiator and window to the rear elevation.

### Bathroom 7'3" x 5'1"

Fitted with a two-piece suite comprising a panelled bath with shower over and a hand wash basin. The room benefits from fully tiled walls, central heating radiator and window to the side elevation.

### WC 5'7" x 2'7"

Housing a low flush WC with window to the side elevation.

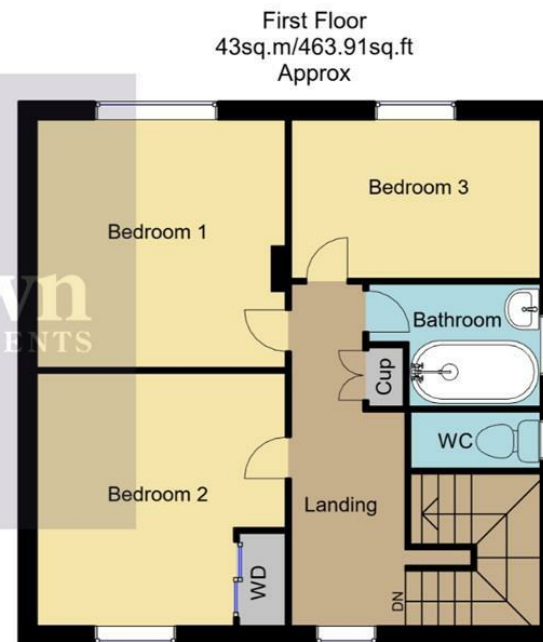
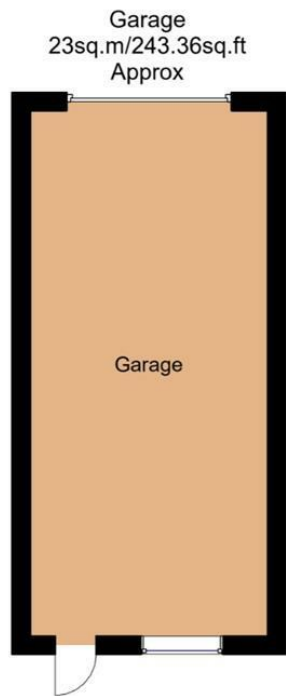
### Garage 10'2" x 21'7"

Benefitting from an electric door with lighting and power and providing secure off-street parking or useful additional storage space.

### Outside

The property sits on a spacious plot with gardens to the front, side and rear, offering plenty of space to enjoy the warmer months. The gardens are mainly laid to lawn, with the rear garden also benefiting from a patio seating area. There is a driveway providing off-street parking, along with access to the garage.





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

5 HAWTHORN CLOSE  
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NEWARK  
NOTTINGHAMSHIRE  
NG22 9TQ



## 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

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