

£220,000

Yew Tree Road, New Ollerton,
Newark,



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is carefully presented, so you can explore
with clarity and confidence.

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"This one really caught my eye. The beautiful rear extension gives you fantastic extra space, but the real wow factor is the huge garden. There's so much room to enjoy, and plenty of potential too."

Luke, Valuer



LIVING THE DREAM

Set within a popular residential setting, this beautifully updated three-bedroom semi-detached home offers a fantastic blend of modern living and practical family space.

The rear has been thoughtfully extended across the full width of the property, creating an impressive open-plan living area of around four metres and giving the ground floor a bright, sociable feel. With a driveway to the front, contemporary finishes throughout and a generous garden to the rear, this is a home that has been modernised with both style and everyday living in mind.



THE FINER DETAILS

This impressive three-bedroom semi-detached home is ideally positioned within a popular residential location, offering a modern and spacious interior throughout.

With excellent kerb appeal and a practical layout, the property is well suited to modern family living.

To the ground floor, the property offers a welcoming porch and entrance hall, leading into a spacious dining room, contemporary kitchen and impressive living room. There is also a stylish bathroom complete with a double sink. The entire ground floor has been thoughtfully modernised, with generous proportions and a bright, spacious feel throughout.

Upstairs, there are three well-proportioned bedrooms, providing comfortable and versatile accommodation for families, guests or those working from home. The modern presentation continues throughout the first floor, creating a home that is ready to move straight into.

Externally, the property benefits from a large driveway to the front, providing ample off-road parking alongside a lawned area. To the rear is a substantial garden with a large lawn and separate patio area, offering plenty of space for outdoor dining, entertaining and relaxing.





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LIFE IN NEW OLLERTON

New Ollerton is a well-established market town in North Nottinghamshire, ideally placed on the edge of Sherwood Forest and surrounded by some of Nottinghamshire's most attractive countryside.

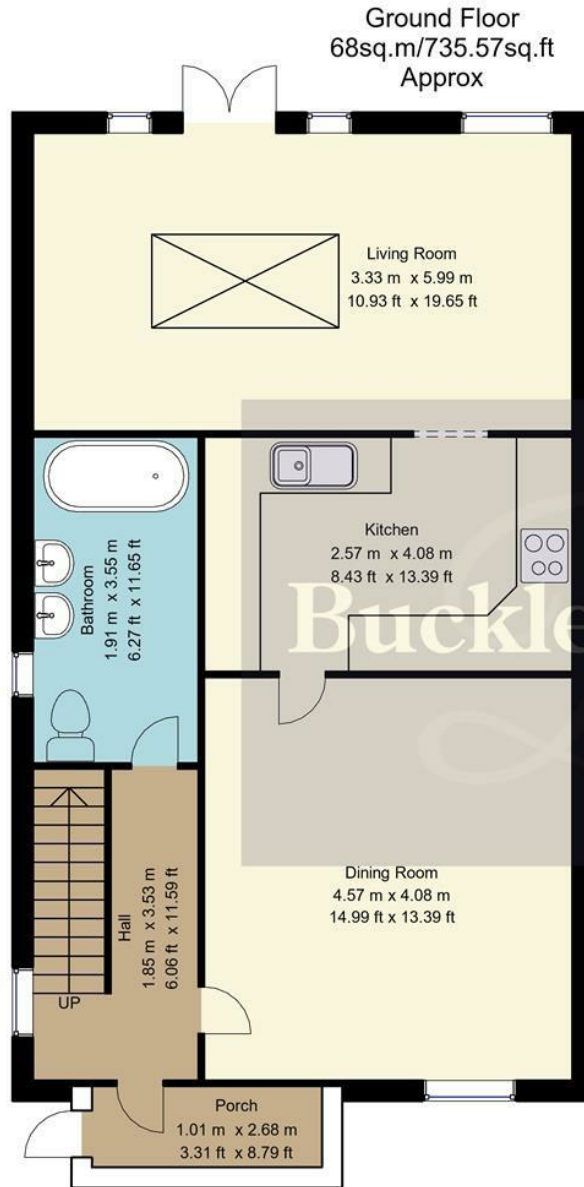
The town offers a good range of everyday amenities, including supermarkets, independent shops, cafés and local services, while nearby Sherwood Forest, Rufford Abbey and Sherwood Pines provide plenty of opportunities for walking, cycling and enjoying the outdoors.

For commuters, Ollerton is well connected by bus, with the Sherwood Arrow providing routes towards Nottingham, Worksop and Retford, as well as access to attractions including Sherwood Forest and Rufford Abbey.

The town is also going through an exciting period of investment, with approved regeneration plans set to introduce improved public spaces, retail and office units, a cinema and café space, and new community facilities in the town centre.

Overall, New Ollerton offers a practical balance of town convenience and countryside living making it a particularly appealing setting for those who want local amenities close at hand while having Sherwood Forest and the surrounding countryside on the doorstep





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.

Key Features

Three-bedroom semi-detached home

Popular New Ollerton location

Fully modernised throughout

Spacious and impressive accommodation

Full-width rear extension

Bright open-plan living space

Stylish bathroom with double sink

Generous living and dining areas

Approx. Size

1,208 Sq. ft

EPC Rating

C

Council Tax Band

A

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