



**1 Barley Close, New Ollerton, Newark  
NG22 9WQ**

**£180,000**

Situated on a desirable corner plot in Barley Close, New Ollerton, this well-presented three-bedroom semi-detached home is ideal for first-time buyers. The ground floor offers a welcoming lounge, a modern kitchen/dining room, and a convenient downstairs W/C. Upstairs, there are three bedrooms and a family bathroom. Externally, the rear garden has been designed for low maintenance with artificial grass and a stylish porcelain patio, while the front is mainly laid to lawn. To the side, gravel parking provides space for two vehicles.

- Semi Detached House
- Downstairs W/C
- Off Road Parking For Two Cars
- Three Bedrooms
- Kitchen/Diner With French Doors To The Rear Garden
- Viewings Are Advised
- Lounge Featuring A Modern Media Wall
- Double Glazed & Central Heated

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## Ground Floor

### Entrance Hall

A composite front door opens into the entrance hall, providing access to an understairs storage cupboard, the downstairs W/C, kitchen, and lounge.

### Lounge

14'3" x 13'5" (4.36 x 4.1)

The lounge features two uPVC windows, with stairs rising to the first floor. This room is further enhanced by a modern media wall with inset TV and electric fire.

### Downstairs W/C

The downstairs W/C is finished with half-panelled walls and a decorative tiled floor, complete with a pedestal wash basin and low-flush W/C.

### Kitchen/Diner

13'5" x 8'10" (4.1 x 2.7)

The kitchen/dining room overlooks the rear garden with a uPVC window and French doors leading outside. It is fitted with a modern white gloss kitchen comprising matching wall and base units, marble-effect roll-top work surfaces, a gas hob with electric fan-assisted oven and extractor above, and a stainless steel sink with drainer. The space is finished with vinyl flooring, creating a practical and stylish setting for everyday living and dining.

## First Floor

### Bedroom One

13'6" x 9'10" (4.13 x 3.01)

Bedroom One is a spacious double with uPVC windows to the side and front elevations, allowing for an abundance of natural light.

### Bedroom Two

12'5" x 5'11" (3.8 x 1.82)

Bedroom Two is also a well-proportioned double, featuring a uPVC window to the rear elevation.

### Bedroom Three

9'2" x 6'0" (2.8 x 1.85)

Bedroom Three has a uPVC window to the front elevation and is currently fitted out as a built-in wardrobe, though it could easily be reinstated as a single bedroom.

### Family Bathroom

The family bathroom comprises an enclosed bath with shower over and glass screen, a pedestal wash basin, and a low-flush W/C.

## Outside

### Rear Garden

The rear garden is fully enclosed and designed for low maintenance, featuring artificial grass and a patio area. Gated access to the front is also available.

### Front Elevation

Situated on a corner plot, the front of the property is mainly laid to lawn, while to the side there is a gravelled driveway providing off-road parking for two cars.

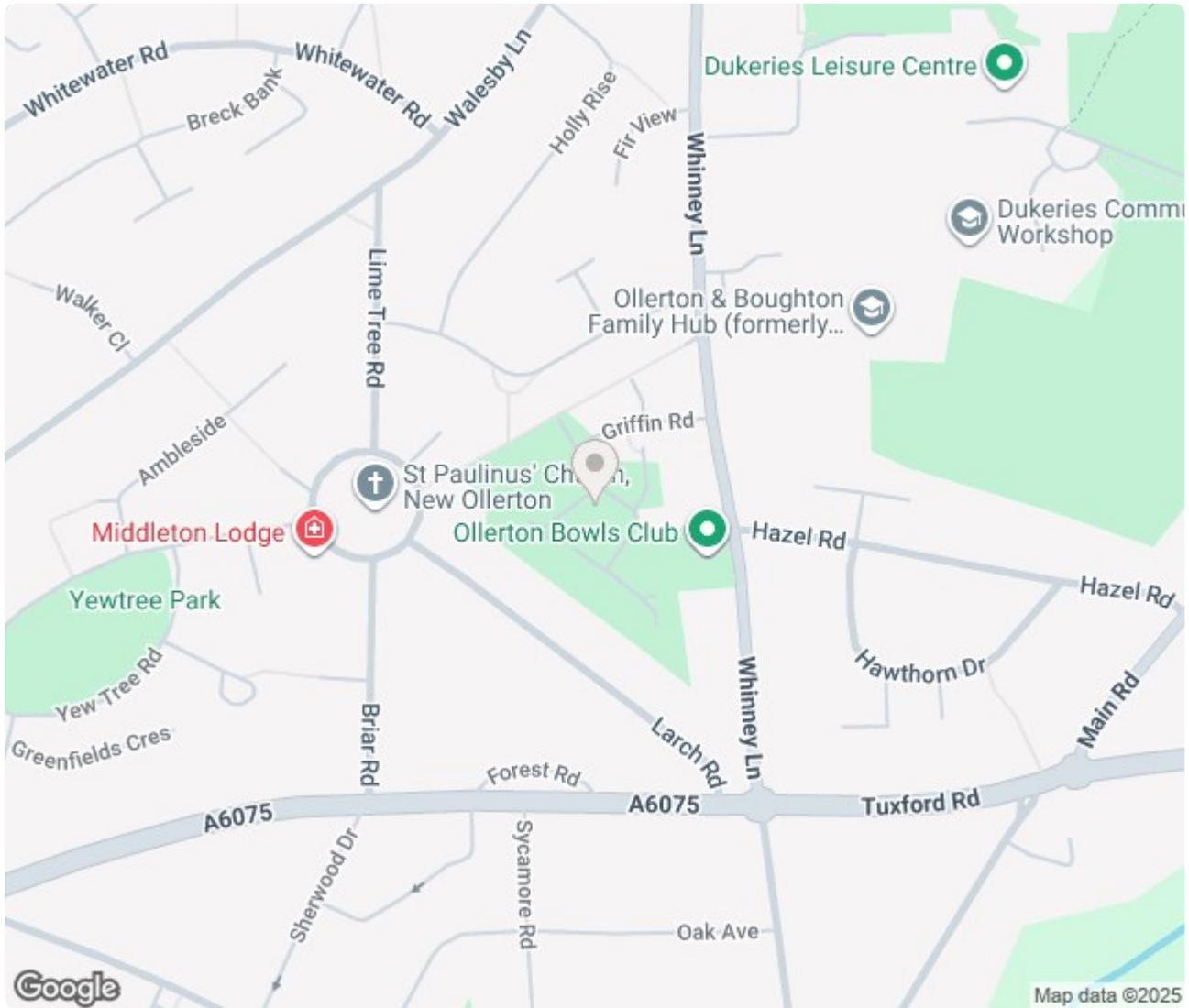


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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