



## Kingfisher Way

Ollerton, Newark, NG22 9DW

Offers over £250,000



Located in the charming area of Kingfisher Way, Old Ollerton, Newark, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open plan layout includes a spacious reception room, dining / kitchen area providing a welcoming area for relaxation and entertaining guests within the open space.

The house boasts two bathrooms, ensuring convenience for all occupants. The property is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

Situated in a peaceful neighbourhood the surrounding area offers a sense of community while still being within easy reach of Newark and Retfords vibrant town centre whilst still having the amenities in Ollerton.

This detached house on Kingfisher Way presents a wonderful opportunity for those looking to settle in a tranquil yet accessible location. With its appealing features and practical layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.



### Description

This beautifully presented three bedroom detached family home is a must see, we a modern open plan kitchen / dining into the lounge its a great family space for the inclusion of all after a busy day. With three double bedrooms and two bathrooms and a delightful outdoor fully enclosed garden for all to enjoy. The property also benefits from a driveway for approximately two cars.

### Hallway

Entering the property through the front facing composite door into the hallway with LVT flooring, radiator with TRV and a centre light.

### Cloak Room

Every family home needs a ground floor cloak room with tiled walls, LVT flooring, wc and hand basin. A generous size room allowing for coats and a dryer.

### Kitchen / Diner 16'10" x 9'1" (5.15m x 2.79m)

Leading through into the kitchen, which has shaker style wall and base units in dual colour, with integrated appliances; two fan assisted ovens with a heated pull out drawer, dishwasher, four ring gas hob and fridge / freezer, stainless steel one and a half sink with a centre tap. A freestanding centre island for all to gather round, LVT flooring, built in understairs cupboard design as a utility room. Open plan stair case leading to the first floor.

### Lounge 18'4" x 13'2" (5.61m x 4.02m)

Continuing from the open plan kitchen / diner into the living area with HIVE central heating controls, the continuation of the LVT flooring, two ceiling lights and bi-fold doors opening into the landscaped rear garden allowing the natural light to flood within.

### Stairs & Landing

The open plan stairs has carpet leading to the first floor where there is a side facing window, spindle staircase, loft access and airing cupboard housing the combi boiler, Potterton Promax Ultra, radiator with TRV.

### Bedroom One 9'10" x 9'2" (3.00m x 2.81m)

A double bedroom rear facing with vertical blinds, carpet, double built in wardrobe, air con unit and access to the en suite shower room. HIVE heating controls for the first floor is located in this bedroom.

### En Suite

The modern en suite consists of a double walk in shower unit with touch pad electric shower controls changing from either shower head and temperature control. The unit encasing the hand basin is high gloss cashmere in colour with matching built in storage cupboard and fully tiled walls.

### Bedroom Two 11'10" x 9'2" (3.62m x 2.81m)

A double front facing bedroom with carpet and radiator and ceiling light.

### Bedroom Three 9'3" x 7'4" (2.83m x 2.25m)

Currently used as an office this room will accommodate a double bed, with carpet and radiator rear facing.

### Family Bathroom 7'2" x 5'6" (2.20m x 1.70m)

A fully tiled bathroom comprising of a bath with shower over with shower screen, encased hand basin in floating vanity unit and wc and obscure window.

### Outside

A beautifully landscaped garden with York stone patio leading out through the bi fold doors, Astro turf lawn, raised sleeper low maintenance borders with shrubs, decking seating area and large wooden shed.

To the front of the property there is slate low maintenance open plan front with decorative bushes to the front and side with a driveway for approximately two cars.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

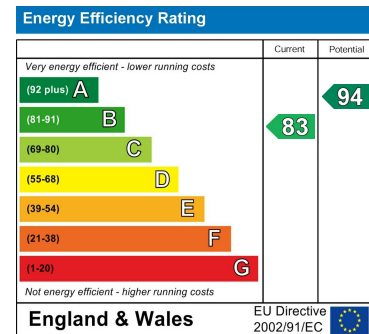
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk