



Kingfisher Way

Ollerton, Newark, NG22 9DZ

£310,000



NO UPWARD CHAIN - Nestled in the charming area of Kingfisher Way, Ollerton, Newark, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house boasts two bathrooms, ensuring convenience for all residents and visitors alike. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The property is set in a peaceful neighbourhood, providing a serene environment while still being within easy reach of local amenities and transport links.

This residence is not just a house; it is a place where memories can be made.



Description

Clark Estates are delighted to present to the open market this four bedroom, two bathroom detached property to the open market. Whether you are looking to settle down or invest in a family home, this property on Kingfisher Way presents an excellent opportunity. With its attractive features and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home. This property MUST be viewed to appreciated the accommodation on offer.

Entrance Hallway

The property is entered through a front facing composite door with tiled flooring leading through into the kitchen / diner, built in storage cupboard, and radiator.

Kitchen / Diner 22'0" x 16'9" (6.72m x 5.11m)

The kitchen comprises of modern handle free wall and base units for that smooth elegant look with straight-edge worktops and a one-and-a-half bowl stainless steel sink with a mixer tap. The central island provides a great location for less formal dining with breakfast bar seating, inset induction hob with a stainless steel extractor fan above. Included are the integrated appliances; fridge freezer, dishwasher, eye-level electric oven and microwave with warming drawer. Benefiting from bi-fold doors leading into the enclosed garden, allowing the natural light and ambience of the garden to come within which is great for entertaining families. There are two radiators with TRVs, ceiling lights, ceiling spotlights, two front-facing uPVC windows, TV point, and tiled flooring.

Lounge 14'7" x 10'9" (4.45m x 3.29m)

The lounge has dual aspect windows with blinds, carpet, radiator with TRV and ceiling lights.

Ground Floor Cloak Room 5'4" x 5'4" (1.64m x 1.64m)

Every family homes needs the addition of a ground floor cloak room. Fitted with a low flush toilet, wall mounted hand wash basin, tiled flooring, obscure uPVC window, part tiled walls with decorative Herringbone tiling to the feature wall, ceiling spotlights and extractor fan.

First Floor Landing

Leading to the first floor off the kitchen / diner, with carpet flooring, loft access, pendant light fitting and built in storage cupboard housing the central heating combi boiler.

Master Bedroom 12'11" x 12'7" (3.94m x 3.84m)

A side facing double bedroom with two windows with blinds, carpet, built in double wardrobe with mirrored doors, carpet and access to the shower room en suite.

Ensuite 8'2" x 3'10" (2.50m x 1.17m)

Comprising of a glass shower enclosure with with a rainfall shower and handheld fitting, floating hand wash basin inset in modern high gloss vanity unit and low flush toilet, shelving unit, obscure uPVC window, ceiling spotlights, part tiled dual coloured walls, extractor fan, shaver point, chrome heated towel rail and vinyl flooring.

Bedroom Two 12'3" x 9'3" (3.74m x 2.84m)

A double bedroom with dual aspect uPVC windows, carpet, pendant light fitting and radiator

Bedroom Three 9'5" x 9'4" (2.88m x 2.87m)

A double bedroom with carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

Bedroom Four 9'3" x 7'4" (2.82m x 2.24m)

With carpet flooring, uPVC window to the side aspect, pendant light fitting and radiator.

Family Bathroom

Comprising of a bath with glass shower screen, floating hand wash basin inset in modern high gloss vanity unit and low flush toilet, shelving unit, obscure uPVC window, ceiling spotlights, part tiled dual coloured walls, extractor fan, shaver point, chrome heated towel rail and vinyl flooring.

Outside

To the front of the property is an open plan lawn with a path leading to the front door. The side of the property boasts a generous fully enclosed garden which is mainly laid to lawn with a paved patio and decking, raised flower beds, an outside water supply and gated access to the side of the property allowing access to the driveway and garage.

Garage

The garage has a metal up and over door, internal power and lighting and external car charger with tarmac driveway.

Additional Information

The property since built has an owned solar system with storage battery which is not included on the EPC, therefore the rating will be higher than the current rating. The property also benefits from zone central heating and an electric car charging point.

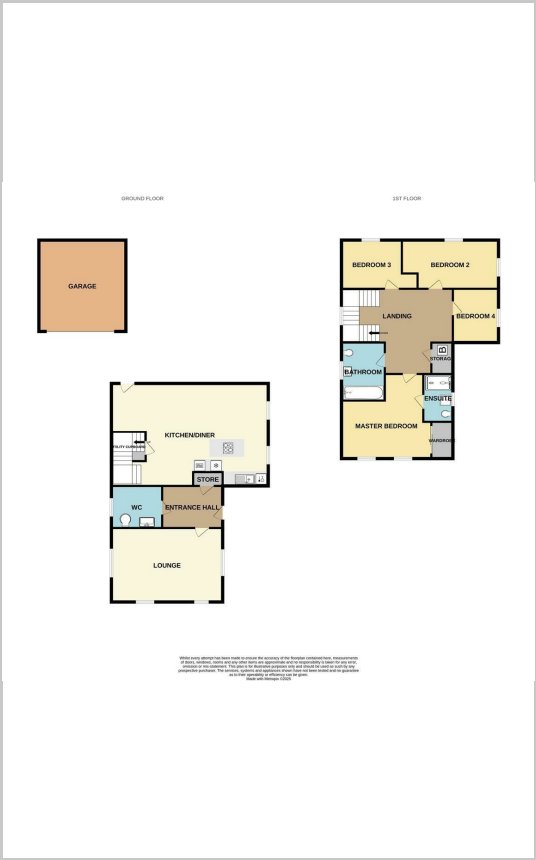
Disclaimer

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.

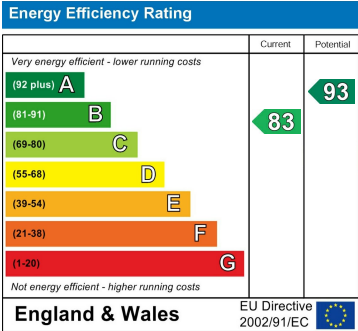
Area Map



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.