



£180,000

Rufford Avenue, Ollerton, Newark,

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"A well-presented and modernised three-bedroom semi-detached property offering spacious accommodation throughout. This property has been modernised and maintained to a beautiful standard"

- Luke, Valuer



The One For You

This beautifully renovated three-bedroom semi-detached home offers stylish and versatile accommodation ideal for first-time buyers, families, or investors alike.

Extensively improved throughout, the property features a stunning modern kitchen/dining room, newly fitted bathroom, downstairs WC, updated windows and doors, full rewire and plumbing upgrades, and a spacious rear lean-to creating a superb indoor/outdoor living space.

Further benefits include a boarded and insulated loft, front porch extension with skylight, driveway parking for two vehicles, and a private rear garden with insulated summer house, patio seating areas, and excellent space for children, pets, or entertaining.

Conveniently positioned close to local amenities, schools, and transport links, this is a superbly presented home ready to move straight into.



The Finer Details

Situated within the popular residential area of Ollerton, this beautifully maintained three-bedroom semi-detached property has been extensively renovated throughout to create a modern and versatile home suited to a range of buyers.

The accommodation briefly comprises an entrance porch with skylight and full-length windows allowing excellent natural light, a welcoming hallway, spacious lounge opening into a large rear lean-to providing an ideal indoor/outdoor entertaining space, a modern open-plan kitchen/dining room fitted with contemporary units and appliances, and a convenient downstairs WC.

The property has benefited from substantial improvements including damp proofing works, replastered walls, levelled flooring, full electrical rewire, new boiler and plumbing system, updated radiators, newly fitted windows and doors, boarded and insulated loft space with lighting and ladder access, and modern bathroom facilities including a mains-powered shower.

To the first floor are three well-presented bedrooms together with a stylish family bathroom.

Externally, the property offers driveway parking for two vehicles and an extensive private rear garden arranged across two areas. The first features a low-maintenance artificial lawn, pergola, patio seating area, and a fully insulated summer house with heating and lighting, ideal as a home office, snug, or hobby space. The second garden area provides additional outdoor space with patio area, sheds, new fencing, and newly planted laurel hedging offering excellent privacy.





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Life in

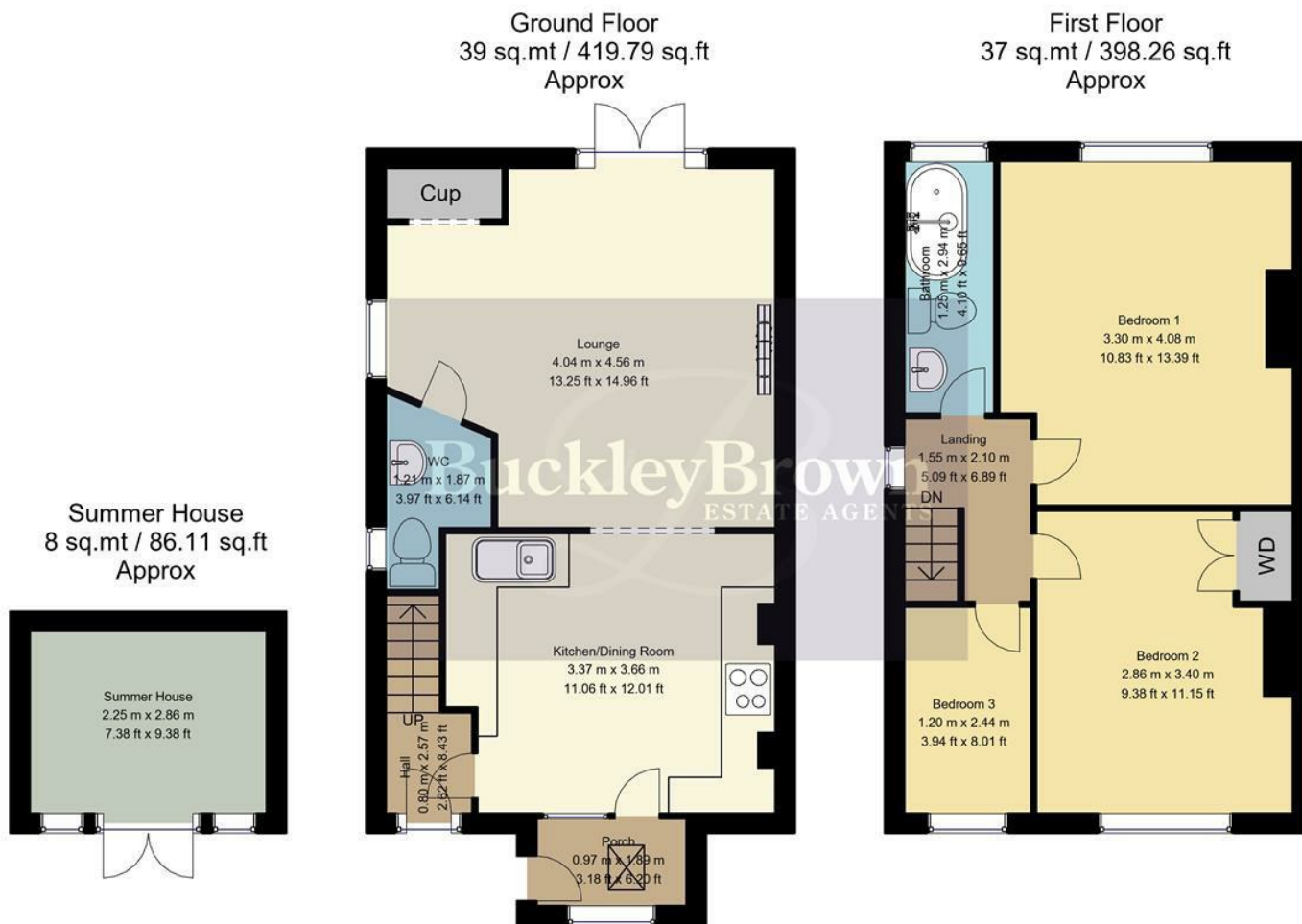
Life in Ollerton offers a well-balanced and established community setting, popular with families and professionals alike.

The area provides a good range of everyday amenities including supermarkets, local shops, cafés, schools, and healthcare services, all within easy reach, creating a convenient and practical place to live with a strong neighbourhood feel.

Ollerton is well served by local schools and leisure facilities, along with a variety of parks and nearby green spaces. Sherwood Forest and the surrounding Nottinghamshire countryside are just a short distance away, offering excellent opportunities for walking, cycling, and enjoying the outdoors.

The area also benefits from strong transport links, with easy access to the A1 and routes towards Newark, Mansfield, and Nottingham. This makes Ollerton a popular choice for commuters, while still maintaining a relaxed pace of life and a welcoming community atmosphere.





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

Beautifully renovated three-bedroom semi-detached home finished to a high modern standard throughout

Stunning open-plan kitchen/dining room with contemporary fittings and spacious rear lean-to ideal for entertaining

Extensive upgrades completed including full rewire, new plumbing and boiler, damp proofing, replastering, and updated windows and

Stylish family bathroom with mains-powered shower plus convenient downstairs WC

Generous private rear garden with patio areas, pergola, insulated summer house with heating and lighting, and additional secure garden

Driveway parking for two vehicles, boarded and insulated loft storage, and excellent access to local amenities, schools, and

Council Tax Band: A

EPC Rating; C 69

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01623 633633

mansfield@buckleybrown.co.uk
buckleybrown.co.uk

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