



Offers Over £200,000

PARKGATE CLOSE | NEW OLLERTON | NG22 9XP

BuckleyBrown
ESTATE AGENTS

Your Ideal Family Home Awaits!!...

This beautifully presented three-bedroom detached family home is full of charm and ready for you to make your own. With a spacious, well-maintained interior and a fantastic garden, this property offers the ideal setting for family life—you simply have to see it for yourself!

Step into the stylishly decorated lounge, a warm and inviting space perfect for relaxing evenings with the family. A large front-facing window fills the room with natural light, adding to the sense of comfort and space.

The heart of the home is the generous kitchen/diner, fitted with a range of matching cabinets and integrated appliances—ideal for showcasing your culinary talents. There's ample room for a dining table, making it a great spot for family meals or entertaining guests. Patio doors open out to the garden, blending indoor and outdoor living—perfect for those sunny summer days. A convenient ground-floor WC adds extra practicality.

Upstairs, you'll find three well-proportioned bedrooms, each offering great flexibility. Two of the bedrooms come with built-in wardrobes, while the third boasts its own private en-suite—a real touch of luxury. The family bathroom is centrally located off the landing and features a modern three-piece suite.

Outside, the south-facing rear garden is a real highlight. Featuring a decked seating area, a beautifully kept lawn, and fenced boundaries, it's the perfect spot for summer BBQs and family get-togethers. To the front, there's a private driveway and garage, providing ample off-road parking.

Don't miss out—call now to arrange your viewing of this wonderful family home!





Entrance Hallway

With leading access to;

Living Room 10'0" x 15'2"

Spacious room with a window to the front elevation.

Kitchen 13'6" x 11'0"

Complete with a range of matching cabinets and units, inset sink and drainer, integrated appliances. Additionally there is space and plumbing for a washing machine. Further access to a handy downstairs WC. With a window and french doors to the rear giving access to the garden.

WC

Fitted with a hand wash basin and low flush WC.

Landing

With access to;

Bedroom One 13'10" x 11'5"

With built in wardrobes and a window to the front elevation.

Bedroom Two 9'1" x 12'10"

With access to a private en suite and a window to the front elevation.

En Suite 9'1" x 3'6"

Three piece suite comprising of a hand wash basin, low flush WC, shower and a window to the rear elevation.

Bedroom Three 6'10" x 11'7"

With built in wardrobes and a window to the rear elevation.

Bathroom 6'4" x 6'0"

Three piece family suite comprising of a hand wash basin, low flush WC and bath. With a window to the rear elevation.

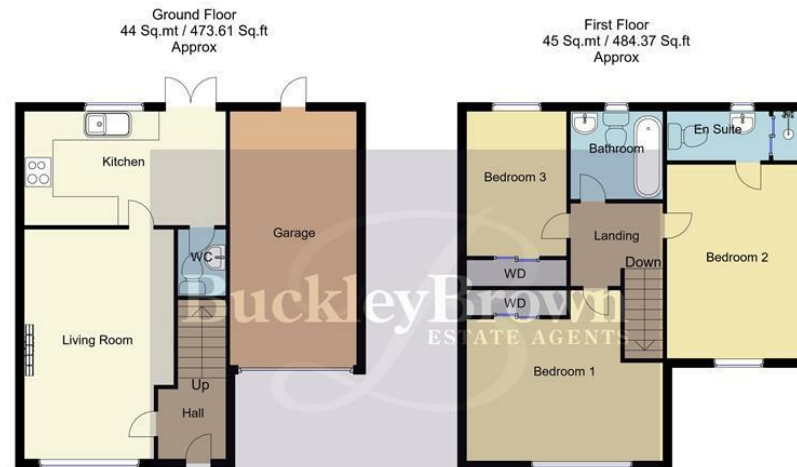
Garage 8'4" x 16'10"

Accessible from the front and rear elevation. Including the added bonus of an electric garage door.

Outside

Low maintenance frontage with gravel driveway and garage allowing for off road parking. To the rear there is a well established garden which is mainly laid to lawn with a decked seating area and fence surround. The property also has the added bonus of an EV charging point.





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.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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