

**8 CULPEPPER AVENUE  
NEW OLLERTON  
NOTTINGHAMSHIRE  
NG22 9GA**



**£269,950**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Large Detached Property
- Three Storey
- Four Bedrooms
- Modern Dining Kitchen
- Enclosed Garden
- Driveway For Off Street Parking
- Viewing highly Recommended

## 8 CULPEPPER AVENUE, NEW OLLERTON, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this beautifully presented, four bedroom, detached property, in the highly sought after area of Ollerton in Nottinghamshire. This stunning property benefits from generous internal space and a private outdoor setting, making the ideal family home.

The property offers a spacious living room, a modern dining kitchen and a W.C. to the ground floor, two double bedrooms and a utility room to the first floor and finally a further two bedrooms, an office space and the family bathroom to the second floor. To the rear of the property there is a good sized, easy to maintain, enclosed garden and to the front there is a driveway providing off street parking.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, access to the ground floor rooms and ceiling light point.

### LOUNGE

18” x 12’11” A spacious family room with UPVC double glazed windows to the rear, UPVC patio doors to the rear, radiator, power and ceiling light points.



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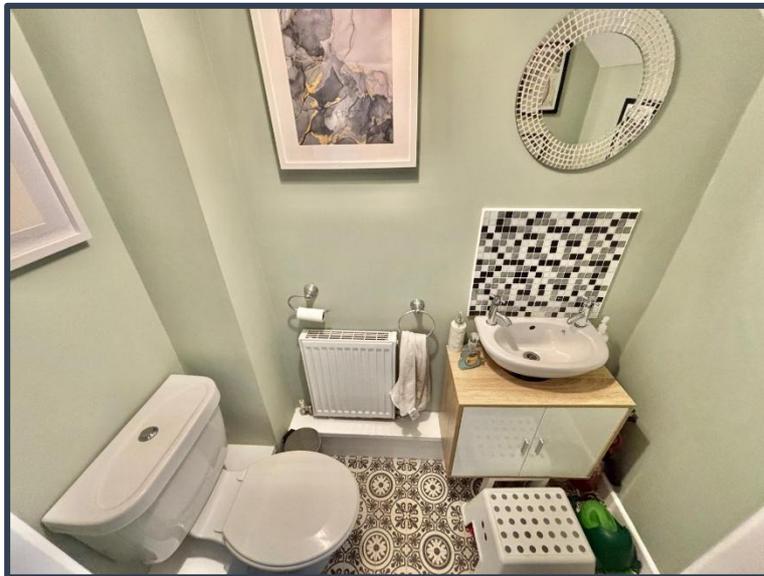
### KITCHEN/DINER

10'8" x 16'11" Fitted with a range of wall and base units in a white finish with coordinating work surfaces, part wall tiling, integrated fridge freezer, integrated dishwasher, integrated oven, four ring gas hob, extractor fan, single drainer sink with mixer tap, doors to the living room, UPVC double glazed window to the front, UPVC door to the side, radiator, power and ceiling light points.



### GROUND FLOOR W.C.

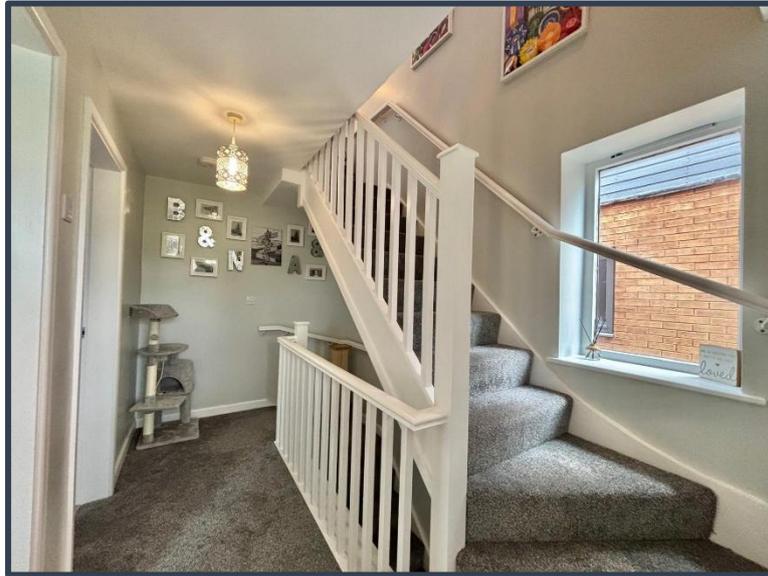
With wash hand basin built into vanity unit, W.C., radiator and ceiling light point.



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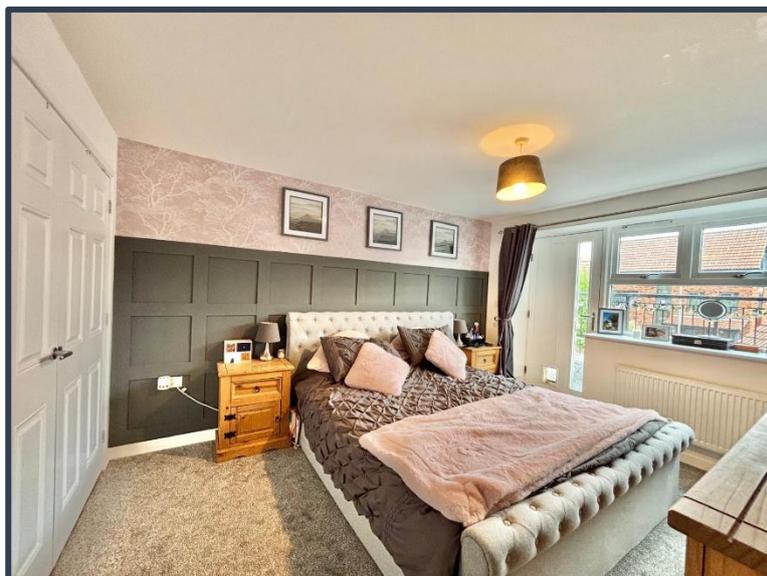
**FIRST FLOOR LANDING**

With stairs to the second floor landing, access to two bedrooms, UPVC double glazed window to the side and ceiling light point.



**BEDROOM ONE**

**10'8" x 14"** With UPVC double glazed window to the rear, access to balcony, fitted wardrobes, radiator, power and ceiling light points.



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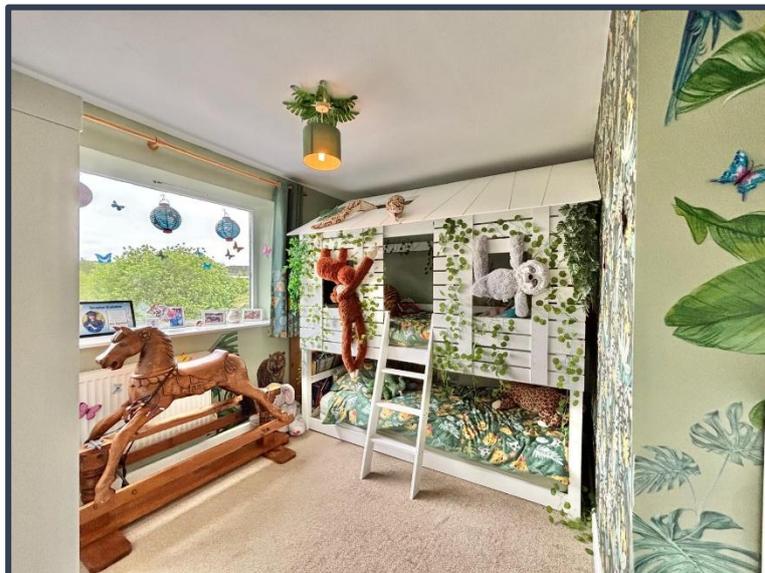
**EN SUITE**

White suite comprising of a wash hand basin built into vanity, W.C. and a shower cubicle, part wall tiling, UPVC double glazed window, radiator and ceiling light point.



**BEDROOM TWO**

10'4" x 10'1" With double glazed window, radiator, power and ceiling light points.



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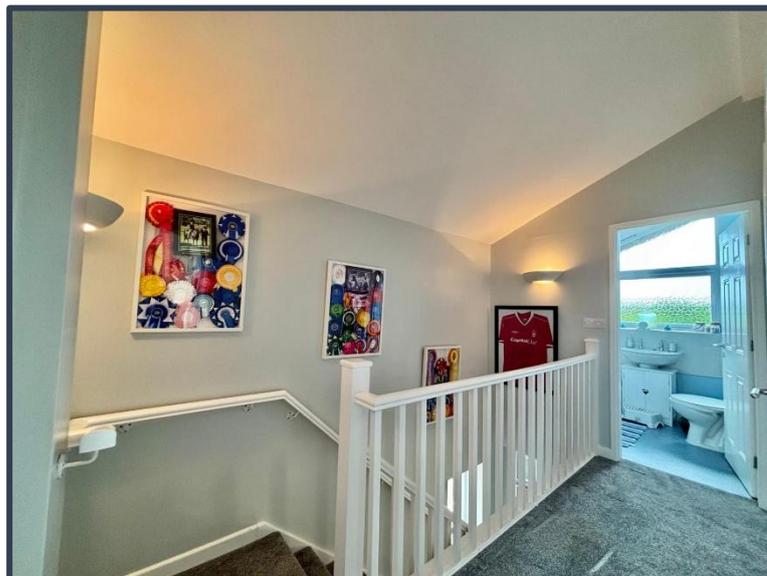
### UTILITY ROOM

Fitted with a range of wall and base units in a white finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space for a dryer, single drainer sink with mixer tap, UPVC double glazed window, power and ceiling light points.



### SECOND FLOOR LANDING

With access to two bedrooms, an office and the family bathroom.



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**BEDROOM THREE**

**10'7" x 9'11"** With UPVC double glazed window, fitted wardrobes, built in storage cupboard, radiator, power and ceiling light point.



**BEDROOM FOUR**

**10'7" x 9'2"** With UPVC double glazed window, fitted wardrobes, built in storage cupboard, radiator, power and ceiling light points.



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**OFFICE**

6" x 5'10" With UPVC double glazed window, radiator, power and wall light points.



**BATHROOM**

Whit suite comprising of a wash hand basin, W.C. and bath, part tiled walls, UPVC double glazed window, radiator and ceiling light point.



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### OUTSIDE

To the rear of the property there is a good sized, easy to maintain garden, with a patio area and access to the garage, all enclosed with fencing and to the front of the property there is a driveway providing off street parking.



### EPC GRAPH

**8 CULPEPPER AVENUE, NEW OLLERTON, NOTTINGHAMSHIRE**

**ADDITIONAL INFORMATION**

**Local Council** – Newark and Sherwood District Council

**Council Tax Band** – D

**Primary School** – Maun Infant and Nursey School/The Forest View Academy

**Secondary School** – The Dukeries Academy

**Stamp Duty on Asking Price:** £3,997 (Additional costs may apply if being purchased as a second property)

## **8 CULPEPPER AVENUE, NEW OLLERTON, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.