



11 Greenaway, Rolleston, Newark, NG23 5SQ

£295,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Immaculately Presented Semi-Detached Home
- Lounge with Access to the Garden
- Separate Dining Room
- Modern Shower Room
- Driveway & Tandem Double Garage
- No Upward Chain
- Kitchen with Utility/WC Off
- Three Bedrooms
- Lovely Mature Gardens
- South-West Facing at the Rear

A fantastic opportunity to purchase this immaculately appointed semi-detached home, occupying a delightful and mature plot and offered to the market with the added advantage of no onward chain.

The property is sure to appeal to families looking to move into a well-established village setting, renowned for its excellent school catchments and strong community feel. Well maintained throughout, the accommodation begins with a generous porch leading into a welcoming entrance hall. There is a separate dining room and a fitted kitchen with a window overlooking the lovely rear garden, complemented by a useful utility/ground floor WC beyond.

To the rear, a lounge enjoys direct access onto the garden, whilst to the first floor are three well-proportioned bedrooms and a modern fitted shower room.

The plot is a particular highlight of the property, being exceptionally well stocked with a wide variety of mature plants, shrubs and trees, creating a private and established feel. To the front, there is driveway parking leading to a useful tandem garage, while the rear garden enjoys a highly desirable south-westerly aspect - ideal for making the most of the afternoon and evening sun.

Early viewing is strongly recommended to fully appreciate the location, condition and wonderful outdoor space this home has to offer.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

A useful porch with laminate flooring, a uPVC double glazed window to the front, a courtesy door into the garage and an aluminium framed double glazed door with window to the side leading into the entrance hall.

ENTRANCE HALL

With a dog legged staircase rising to the first floor, a central heating radiator and an understairs storage cupboard as well as the electricity consumer unit.

DINING ROOM

One of two reception rooms, having a central heating radiator, a uPVC double glazed window to the front aspect and a glazed door into the kitchen.

KITCHEN

Fitted with an attractive range of cream fronted base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset 1.5 bowl stainless steel sink with mixer tap and an integrated refrigerator. There is space for further appliances including an electric cooker point and plumbing for a washing machine. There is tiled flooring, a central heating radiator, a uPVC double glazed window overlooking the rear garden and a uPVC double glazed door into the rear porch.

REAR PORCH

Having a uPVC double glazed door onto the rear garden and a door into the ground floor w/c.

GROUND FLOOR W/C

A useful space fitted with a dual flush toilet and a wall mounted wash basin with hot and cold taps. There is a run of fitted base and wall cabinets with a worktop and providing storage plus a Creda electric storage heater and two uPVC double glazed windows.

LOUNGE

A nicely proportioned reception room with a central heating radiator, wall light points, dado rail, uPVC double glazed sliding patio doors leading onto the rear garden and a decorative fireplace.

FIRST FLOOR LANDING

Having a central heating radiator, access hatch to the roof space, a uPVC double glazed window to the front aspect and an airing cupboard housing the Worcester combination boiler and slatted shelving.

BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of fitted wardrobes with hanging rails and shelving.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the rear aspect.

SHOWER ROOM

A superbly fitted shower room including a vanity wash basin with mixer tap and concealed cistern toilet to the side as well as a large shower enclosure with fixed glazed screen and Mira Sport electric shower. The walls are tiled to full height, tiled floor, a wall mounted Dimplex fan heater, extractor fan and two uPVC double glazed obscured windows to the side aspect.

DRIVEWAY PARKING & TANDEM GARAGE

A brick pillared entrance at the front of the plot leads to block paved driveway parking and, in turn the attached tandem garage having an electric up and over door, power, light, a window to the rear aspect and a uPVC double glazed courtesy door into the rear garden.

GARDENS

The property occupies a delightful and established plot including a particularly well stocked frontage and a delightful rear garden, thoughtfully landscaped and enclosed with a combination of mature hedgerows and timber panelled fencing. The garden includes shaped lawned areas and established beds and borders packed with a variety of plants, shrubs and trees.

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





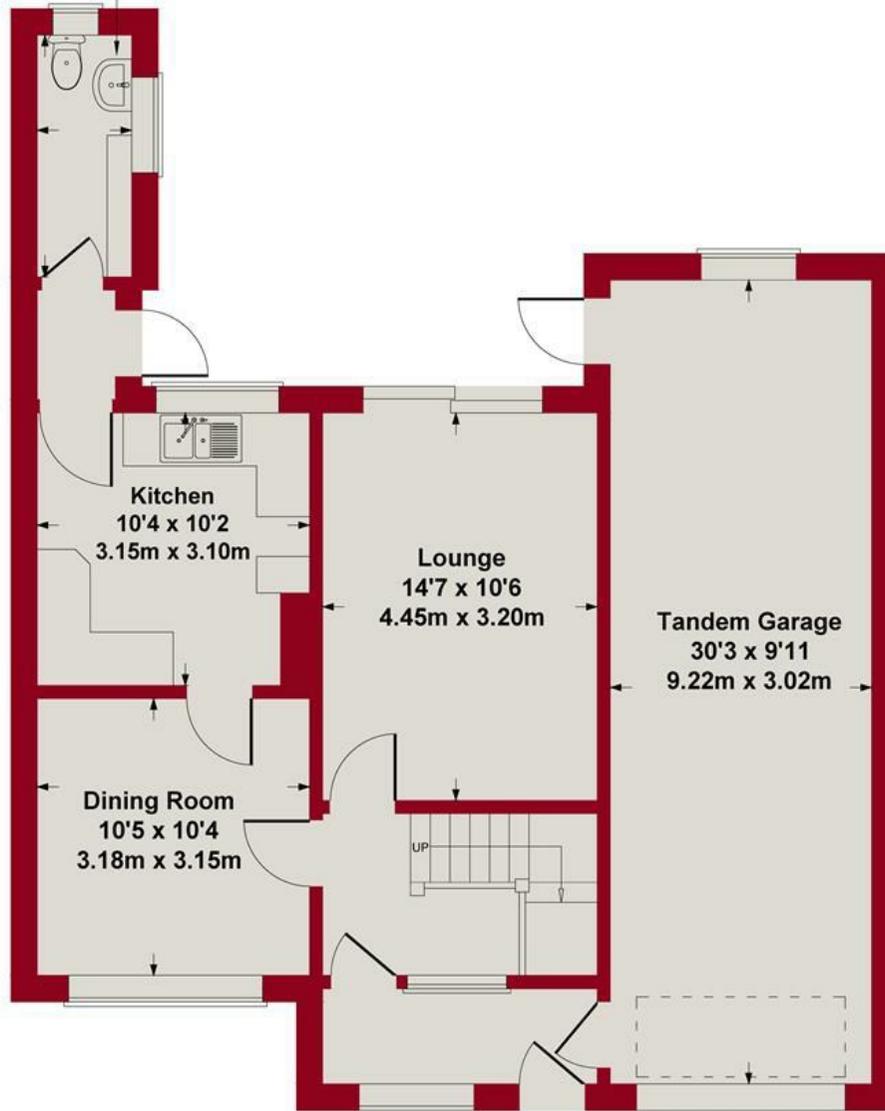




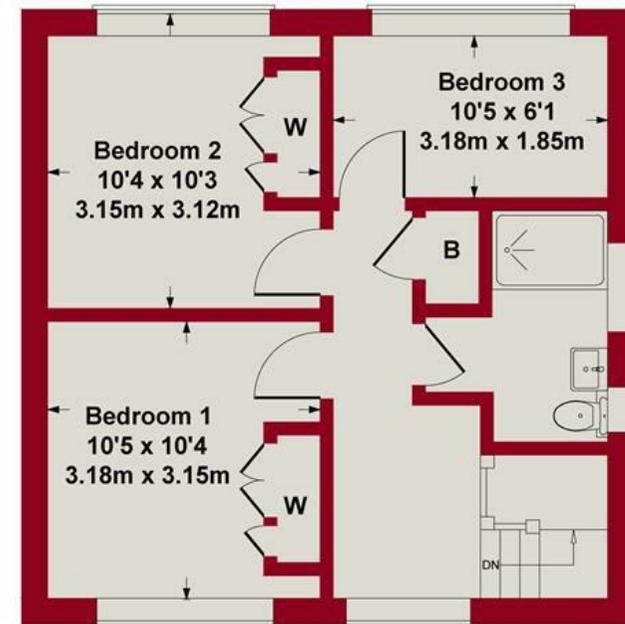


**Approximate Gross Internal Area
993 sq ft - 92 sq m (Excluding Garage)**

Utility/WC
9'11 x 3'11
3.02m x 1.19m



GROUND FLOOR



FRIST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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