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Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

offmarketportfolio



35 Meadow Grove Bilsthorpe NG22 8TQ

Offers over **£379,950** Freehold

Tel 01623 392676
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We are delighted to offer to the market this truly superb 4/5 bedroom detached family home situated in a quiet cul de sac location with private gated frontage and south west facing rear garden. The specification of the property is outstanding and includes a new luxury open plan kitchen (fitted 2018) with adjoining conservatory and utility room, under floor heating, downstairs w/c, plus attractive and spacious lounge with natural stone fireplace surround. The bedroom accommodation is very adaptable and features a spacious double on the ground floor (which could be used as a study or games room) plus 3 first floor bedrooms (master with en suite) separate dressing room and newly fitted luxury family bathroom with slipper bath and waterfall tap. Outside the landscaped rear gardens offer privacy and plenty of space to entertain or relax and includes a timber deck with pergola and large paved patio. The property is approached via a gated entrance and includes an attractive landscaped front garden, driveway parking and a large detached double garage with electrically operated doors and water supply. Viewing essential.

**Viewing by appointment through
Jonathan Fitzpatrick Village & Country Homes
64 Main Street Farnsfield NG22 8EF**

Telephone 01623 392676

Email : mail@jfea.co.uk

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Special Notes:

Hallway features glazed balustrade

2 x Neff double ovens

Neff induction hob

Neff wine fridge

Neff integrated dishwasher

Quooker tap fitted June 24

Under worktop double bin

Quartz worktop and splash back

Fitted wardrobes to bedroom 1 and 3









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Council tax band D

Flood Risk : No risk

Gas central heating
(Glow worm boiler fitted 2022)

Mains drainage

Brick construction under tiled roof

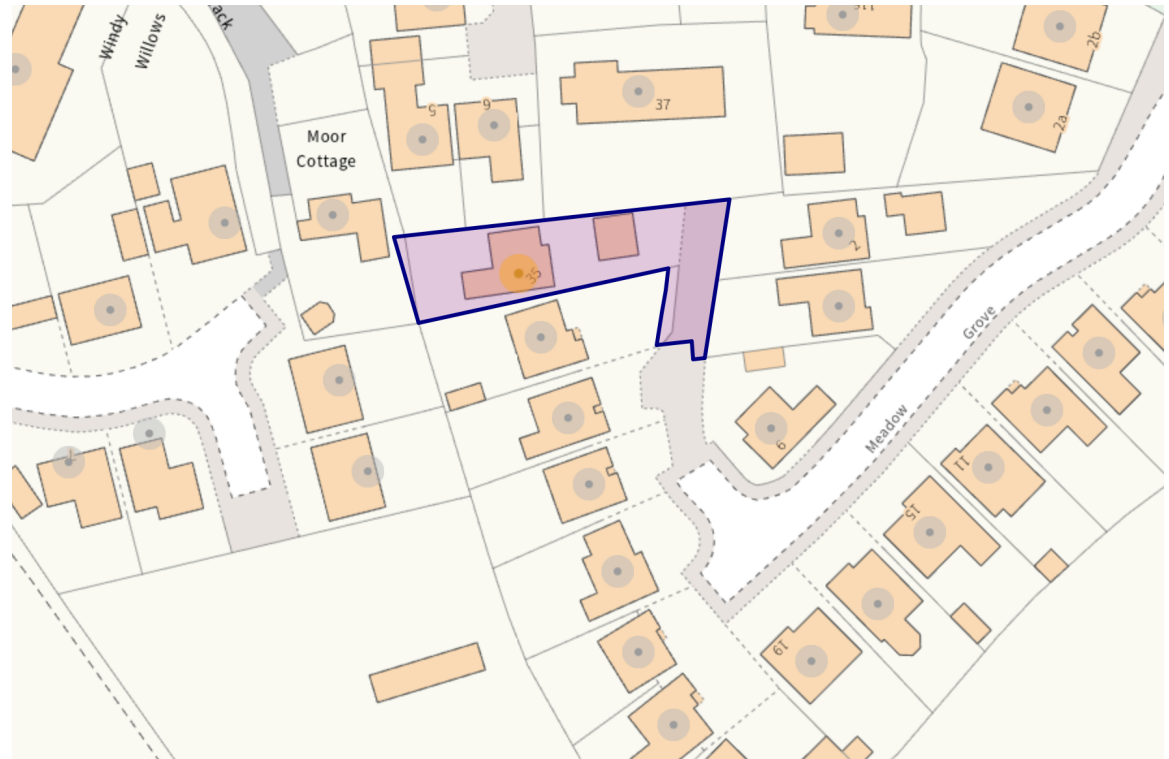
Plot size : Approx 0.13 acres

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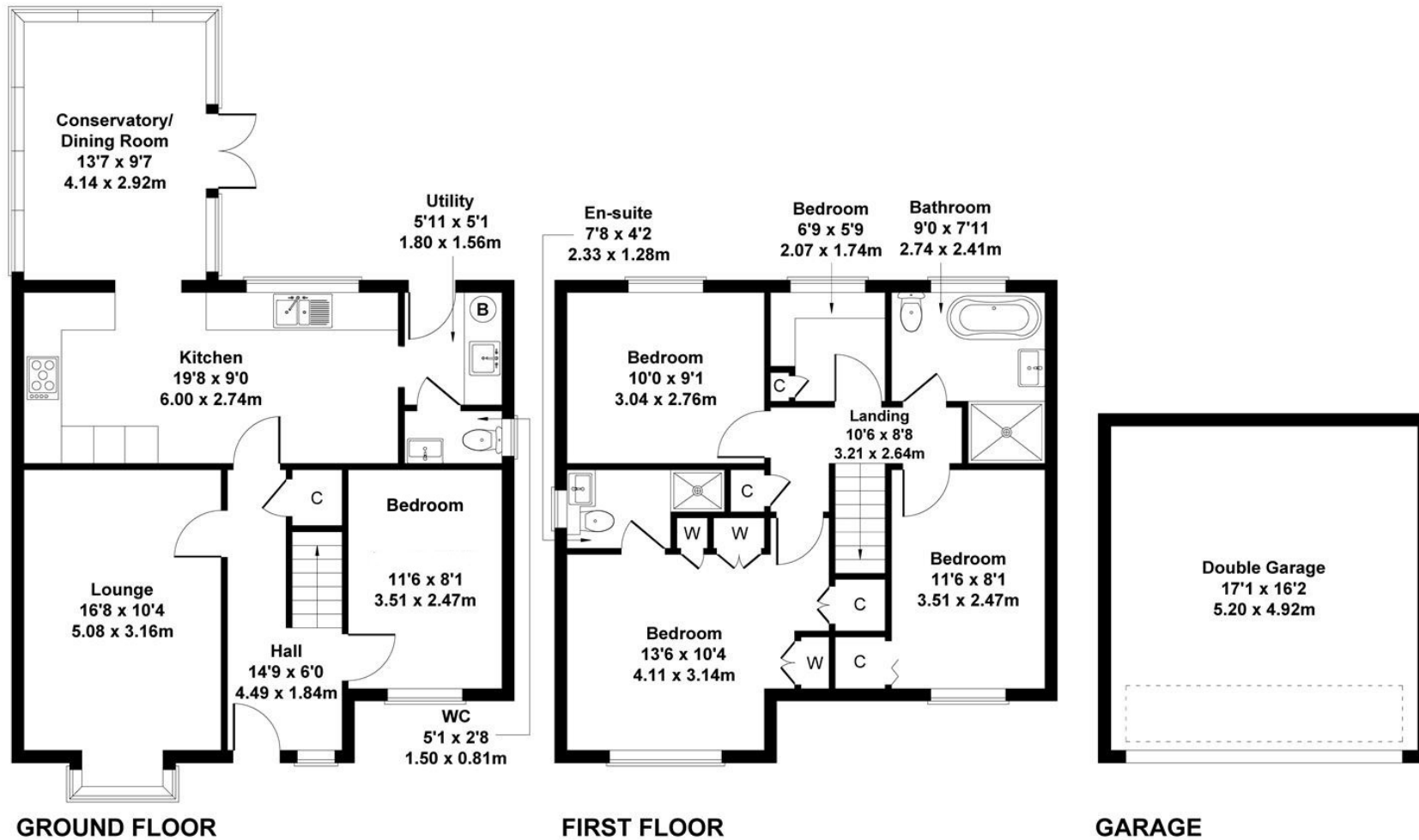


Energy performance certificate (EPC)

35 Meadow Grove Bilsthorpe NEWARK NG22 8TQ	Energy rating	Valid until:	3 April 2032
	C	Certificate number:	8332-9024-3100-0974-5206

35 Meadow Grove, Bilsthorpe, Notts, NG22 8TQ

Approximate Gross Internal Area
1561 sq ft - 145 sq m



Not to Scale. Produced by The Plan Portal 2024
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