



Offers Around £185,000

WOODBANK CLOSE | BILSTHORPE | NEWARK | NG22 8UW

BuckleyBrown
ESTATE AGENTS

**** NO CHAIN**** LOVELY FAMILY HOME!... Welcoming you to this three-bedroom semi-detached home. Positioned in the popular and convenient area of Bilsthorpe. This house offers ample furniture space, versatile areas to add your own stamp. Let's take a look around..

Firstly, you will find a light and airy living room fitted with a bay front window and opening into the dining room. Flowing nicely into the dining room which is complimented by sliding doors to the rear bringing the outside inside. The kitchen area features a range of units and cabinets with space for appliances. This is the perfect space for those who love to cook!

Heading to the first floor, you'll discover three additional bedrooms, providing ample space for your own personal touches. All of these both benefit from their very own built in wardrobes. The family bathroom room is just down off the landing comprising of a three piece suite.

Outside, the residence boasts a very spacious garden with an extensive lawn area, perfect for BBQ's in the summer months. This property comes handy with parking space to the rear!

Call our team today and book in a viewing!





Entrance Hallway

With access to;

WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Living Room 12'5" x 13'5"

Spacious living room with a window to the front elevation.

Dining Room 7'9" x 8'11"

Ample furniture space complemented by patio doors to the rear elevation.

Kitchen 7'9" x 8'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. Further space and plumbing for a washing machine/dishwasher.

Landing

With further access to;

Bedroom One 8'10" x 9'2"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Two 7'2" x 11'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 7'2" x 8'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

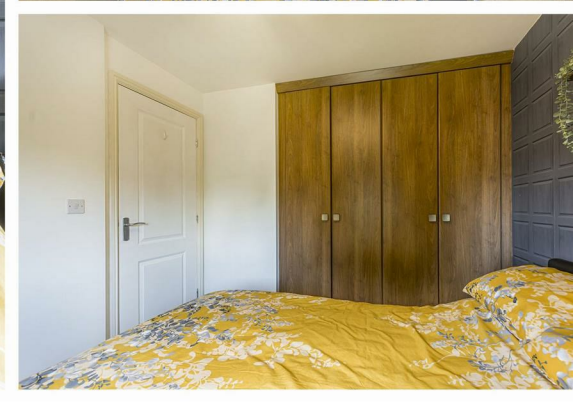
Bathroom 5'7" x 6'4"

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

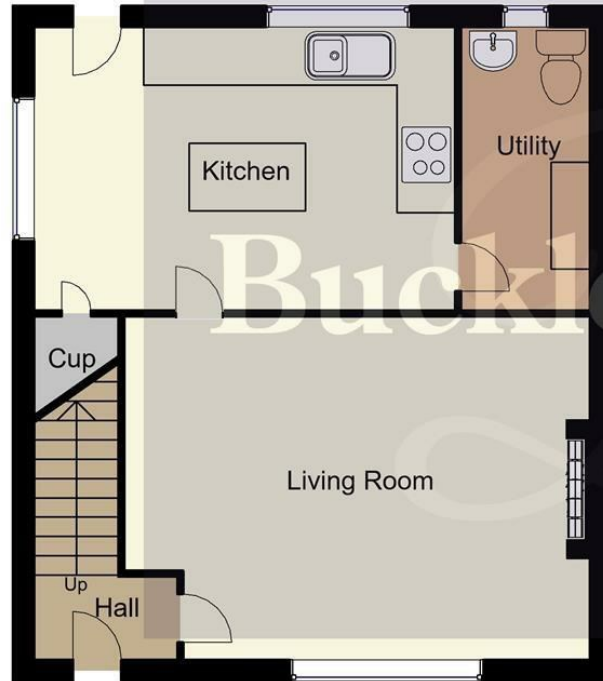
Outside



Easy maintenance frontage with pathway leading up to the front door. With off street parking to the rear of the property. To the rear you will find an extensive garden which is mainly laid to lawn with potential for an extension.



Ground Floor
43 sq.mt / 462.84 sq.ft
Approx



First Floor
43 sq.mt / 462.84 sq.ft
Approx



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		
(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		

WOODBANK
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