



£425,000 Freehold

1 THE ACORNS | BILSTHORPE | NEWARK | NG22 8DX

BuckleyBrown
ESTATE AGENTS

YOUR FOREVER HOME AWAITS...

Tucked away in the peaceful village of Bilsthorpe, this beautifully maintained 3-bedroom detached bungalow offers everything you need for relaxed, stylish living. Thoughtfully designed and full of natural light, this home has been lovingly cared for and is ideal for those looking to settle into their forever home. Let's take a look inside...

Starting with the light and airy hall which leads into the modern open-plan kitchen diner. Finished with high gloss units, ample worktop space, and a range of integrated appliances, this space is as practical as it is stylish. With the oven and microwave at eye level, every detail has been considered for your convenience. The spacious dining area offers the perfect setting for family meals or entertaining guests.

Just off the kitchen, you'll find a useful utility room, providing extra storage and a dedicated space for laundry – helping keep your everyday essentials tucked away. The living room is warm, welcoming, and neutrally decorated – perfect for relaxing in comfort. Complete with a feature fireplace, carpeted flooring, and French doors leading out to the garden, it offers a perfect blend of charm and modern functionality. This home is fitted with gas central heating throughout.

Back through the hallway, there are three generously sized bedrooms, each well-presented and filled with natural light. The master bedroom enjoys the added luxury of its own private en-suite, while the contemporary family bathroom features a stylish four-piece suite, including a bathtub, shower cubicle, wash basin, and low flush WC.

Outside, the rear garden offers a well-maintained lawn, decorative planting, and a patio seating area – ideal for relaxing or entertaining on sunny days. To the front, you'll find a neatly landscaped garden, along with the added benefits of off-street parking and a garage.

Modern, spacious, and full of charm – this bungalow is ready to welcome you home.

Call today to arrange a viewing!





Hall

With access to;

Kitchen 11'1" x 12'7"

The modern kitchen area is complete with high gloss cabinetry and units with work surfaces above. Including integrated appliances such as the microwave and oven at counter height for added convenience. There is also a dishwasher and fridge/freezer integrated. Not to mention the tiled flooring and window to side elevation.

Dining Room 8'1" x 19'3"

This area is open plan to the kitchen and offers plenty of space for a large table and

chairs. Complete with tiled flooring and window to rear elevation. With access to;

Living Room 14'1" x 15'5"

Complete with carpeted flooring, central heating radiator and french doors/windows to side elevation.

Utility 5'9" x 12'5"

Complete with a cabinetry and units with work surfaces above, perfect for extra storage space. With window to side elevation.

Bedroom One 12'5" x 12'7"

Complete with carpeted flooring, central heating radiator and window to. front elevation.



Ensuite 3'4" x 12'7"

Complete with a three-piece suite. With a shower cubicle, hand wash basin and low flush WC.

Bedroom Two 9'9" x 12'9"

Complete with carpeted flooring, central heating radiator and window to. front elevation.

Bedroom Three 9'11" x 11'6"

Complete with carpeted flooring, central heating radiator and window to. front elevation.

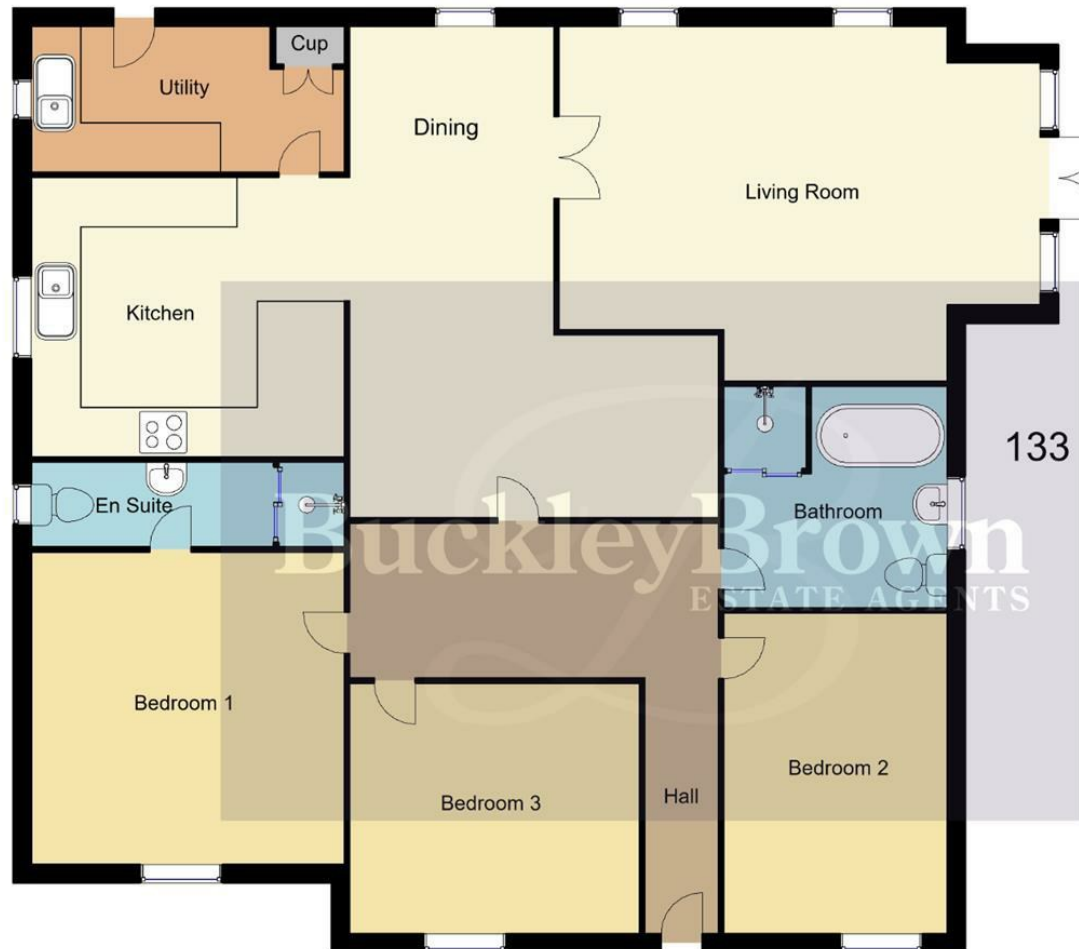
Bathroom 8'9" x 9'9"

Comprising a four-piece suite, With a shower cubicle, bath tub, hand wash basin and low flush WC.

Outside

The rear garden has been beautifully maintained with lanted bushes and shrubs surrounding. To the front hosts a decorative patio and gravel garden. This property also offers a garage and off street parking.





Ground Floor
133 Sq.m/ 1428.47 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 | | |

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BILSTHORPE
NEWARK
NG22 8DX



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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