



£170,000 Freehold

71 SAVILE ROAD | BILSTHORPE | NEWARK | NG22 8QD

BuckleyBrown
ESTATE AGENTS

TURN THE KEY, START THE STORY!... Located in the village of Bilsthorpe, this home offers easy access to local amenities including shops, schools, and public transport links. The area also benefits from excellent access to nearby towns such as Mansfield and Newark, as well as good road links to the A614 and A1, making it ideal for commuters.

This delightful three-bedroom semi-detached home occupies a generous plot with expansive front and rear gardens and a private driveway providing ample off-street parking.

As you step inside, you are welcomed by an inviting entrance hall with stairs rising to the first floor and access to the family bathroom, lounge, and kitchen/diner. The lounge enjoys a warm and cosy feel, centred around a charming multi-fuel burner, perfect for relaxing evenings. The kitchen/diner is fitted with an attractive range of shaker-style wall and base units, offering both style and practicality, with space for a dining table and direct access to the rear garden, ideal for entertaining family and friends.

The modern ground floor bathroom is beautifully presented, featuring a contemporary three-piece suite with a deep bath and feature lighting, a shower over, and a vanity WC and basin.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and one single. The master bedroom is particularly spacious and benefits from its own dressing area, providing excellent storage and comfort.

Outside, the front garden is mainly laid to lawn with a generous driveway, while the rear garden offers a patio seating area leading to a large lawn, perfect for outdoor dining and family activities.

This charming property combines generous outdoor space with a welcoming interior, a perfect choice for families or those seeking a peaceful village lifestyle.





Entrance Hall

With stairs rising to the first floor. Doors provide access into;

Living Room 13'11" x 11'5"

With a window to the front elevation and a central heating radiator. There is a feature fireplace housing a multi-fuel burner.

Kitchen/Diner 13'11" x 11'5"

Fitted with an attractive range of shaker-style wall and base units, offering both style and practicality, with space for a dining table and direct access to the rear garden, ideal for entertaining family and friends. With a window to the rear elevation and a central heating radiator.

Ground Floor Bathroom

Fitted with a three-piece suite with a deep bath and feature lighting, a shower over, and a vanity WC and basin. With an opaque window to the rear elevation and a central heating radiator.

Landing

With two useful storage cupboards. Doors provide access into;

Bedroom One 13'11" x 14'7"

With a window to the rear elevation and a central heating radiator. The master bedroom features its own dressing area.

Bedroom Two 13'11" x 8'5"

With a window to the front elevation and a central heating radiator.

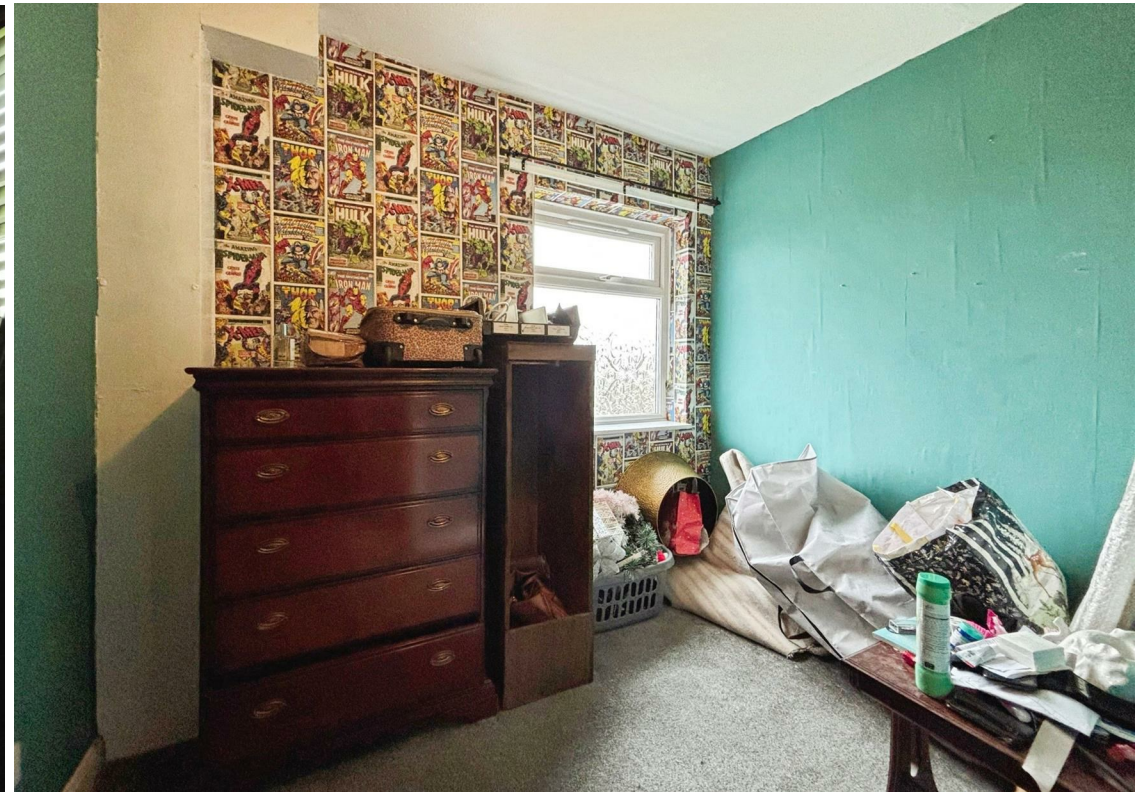


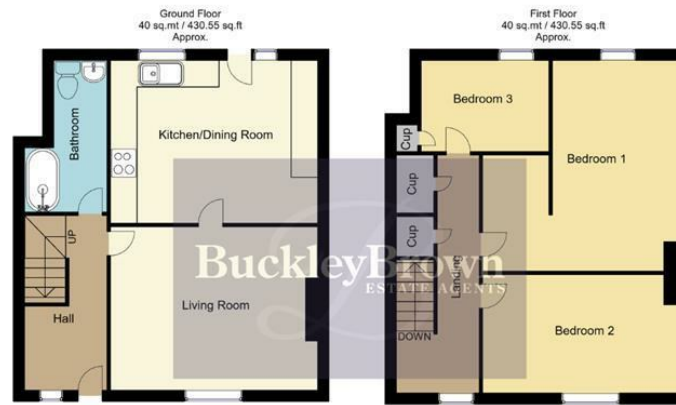
Bedroom Three 8'9" x 6'7"

With a window to the rear elevation and a central heating radiator.

Outside

Outside, the front garden is mainly laid to lawn with a generous driveway, while the rear garden offers a patio seating area leading to a large lawn, perfect for outdoor dining and family activities.





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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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