



£340,000 Freehold

11 OLDBRIDGE WAY | BILSTHORPE | NEWARK | NG22 8UY

BuckleyBrown
ESTATE AGENTS

****NO UPWARD CHAIN****

STEP INTO LUXURY!!...

This show-stopping four-bedroom detached home in the peaceful village of Bilsthorpe is the epitome of modern family living with a hint of glamour. From the moment you enter, you'll fall in love with its elegant décor, spacious layout, and flawless attention to detail.

The bright hallway sets the tone, leading into the beautifully presented living room — a warm and inviting space featuring a stunning media wall, creating the perfect spot to unwind in style. Whether relaxing with family or entertaining guests, this room offers both comfort and sophistication.

Flowing through to the open-plan kitchen and dining area, you'll discover the true heart of the home. Designed for entertaining, it features a range of contemporary cabinetry and sleek work surfaces with all of your integrated appliances. There is also a dining area here with french doors opening out to the garden, filling the room with natural light and creating a seamless indoor-outdoor feel.

There's also a handy utility room for laundry and extra storage, a versatile playroom or office, and a ground floor WC for convenience.

Upstairs hosts four generously sized bedrooms, all beautifully maintained. The master suite offers a calm retreat with its own private ensuite, while the remaining rooms are perfect for children, guests, or a home office. A modern family bathroom completes the first floor with a sleek three-piece suite including a shower over the bath.

Outside, the landscaped garden provides a perfect backdrop for relaxing or entertaining, with a lovely patio area and well-kept lawn surrounded by secure fencing. To the front, there's a driveway for two cars, adding to this home's appeal.

Stylish, spacious, and situated in a quiet location — this one truly has it all. Don't miss your chance to make this luxury home yours — book your viewing today.





Hall

With access to;

Living Room 10'5" x 15'11"

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

Kitchen/Dining Room 20'10" x 11'2"

Complete with a range of cabinetry and units with work surfaces above, integrated appliances, laminate flooring and space for a dining room table and chairs. With a window and french doors to rear elevation.

Utility 6'0" x 5'11"

Complete with additional cabinetry and units, with plumbing for a washing machine and space for a tumble dryer. With an external door to rear elevation.

WC

With a low flush WC and hand wash basin.

Play Room 7'11" x 12'8"

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

Landing

With access to;

Bedroom One 10'4" x 15'7"

Including carpeted flooring, central heating radiator and built in wardrobes. With window to front elevation.

Shower Room 7'5" x 5'2"

Complete with a three piece suite. With window to front elevation.



Bedroom Two 10'0" x 12'0"

Including carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Three 8'11" x 10'8"

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

Bedroom Four 8'7" x 13'7"

Including carpeted flooring, central heating radiator and window to rear elevation.

Bathroom 7'8" x 5'6"

Complete with a three piece suite including a shower above the bath. With window to front elevation.

Outside

To the rear hosts a patio seating area and a well maintained lawn along with a fence which wraps around the garden for privacy and security. To the front



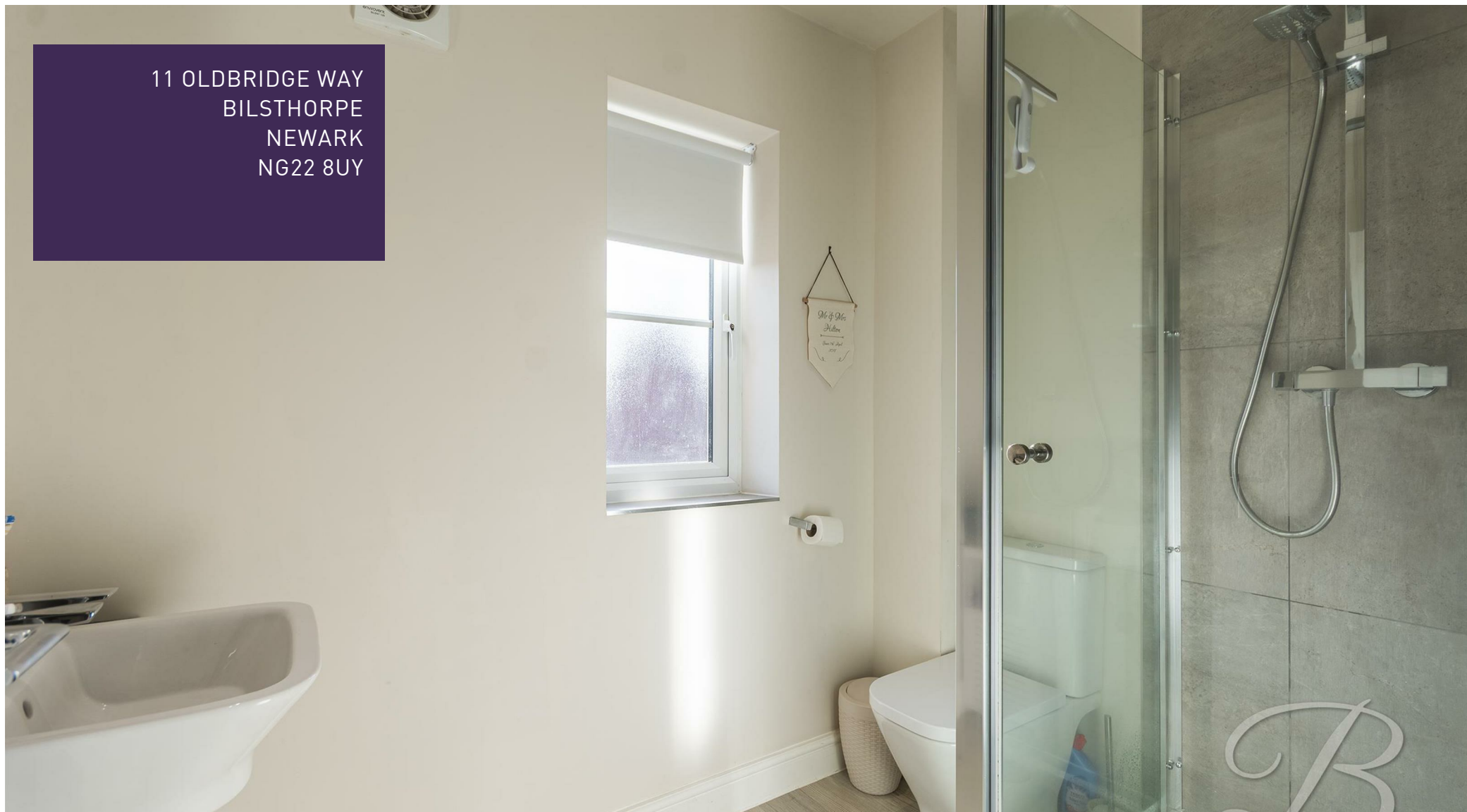


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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		92
(81-91) B	83	
(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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