



5 Bramble Close

Bilthorpe, NG22 8UH

£275,000

Well presented detached house with accommodation briefly extending to entrance hall, fitted kitchen, living room, dining room, conservatory, utility room, downstairs WC, four bedrooms and family bathroom. Private driveway leading to a single garage, landscaped rear gardens enjoying complete privacy. Pleasantly located with easy access to the Southwell Trail. New windows and doors have recently been fitted.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

DESCRIPTION

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Double glazed door to;

Entrance Hall Cloaks cupboard, laminate flooring, radiator, stairs off to first floor

Living Room 4.09m x 3.20m (13'5 x 10'6) Gas fireplace with marble inset and hearth, radiator, Bay window to the front, double doors to the dining room

Dining Room 3.20m x 2.69 m (10'6 x 8'10) Laminate flooring, radiator, sliding doors to the conservatory

Conservatory 3.20m x 2.74m (10'6 x 9'0) Brick base with double glazed windows and double glazed sliding door to the garden, air conditioning unit, tiled floor, ceiling fan



Kitchen 4.32m x 2.64m (14'2 x 8'8) Fitted with a range of wall and floor units with laminate worktops and tiled splash backs, built in single oven with gas hob and extractor over, one and a half bowl sink and drainer unit, space for fridge freezer, breakfast bar, double glazed window to the rear

Utility Room 1.80m x 1.57 m (5'11 x 5'2) Base and wall cupboards, stainless steel sink and drainer unit with tiled splash back, space for washing machine and tumble dryer, radiator, double glazed door to the rear

WC 1.68m x 1.47m (5'6 x 4'10) Fitted with low flush wc, wash hand basin, tiled splash back

First Floor Landing Loft access



Bedroom One 4.09m x 3.35m (13'5 x 11'0) Two fitted wardrobes, built in cupboard, radiator, air conditioning unit, two double glazed windows to the front

En Suite 2.59m x 1.24 m (8'6 x 4'1) Shower enclosure, low flush wc, wash hand basin, splash tiled walls, radiator, double glazed window to the front

Bedroom Two 3.48 m x 3.18m (11'5 x 10'5) Radiator, double glazed window to the rear

Bedroom Three 3.28m x 2.46m (10'9 x 8'1) Currently used as a study, radiator, double glazed window to the rear

Bedroom Four 2.54 m x 2.34m (8'4 x 7'8) Air conditioning unit, radiator, double glazed window to the rear



Bathroom 2.51 m x 2.18m (8'3 x 7'2) Suite comprising panelled bath, low flush wc, wash hand basin, airing cupboard with shelving, radiator, double glazed window to the side

Garage 4.98m x 2.49 m (16'4 x 8'2) Single garage with up and over door, power and light housing Ideal Classic central heating boiler.

Outside To the front of the property is a private driveway leading to the garage and gated side access leading to the rear. The rear garden has a raised patio area with steps leading to a lawn area with raised flower beds.



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CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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NOTE

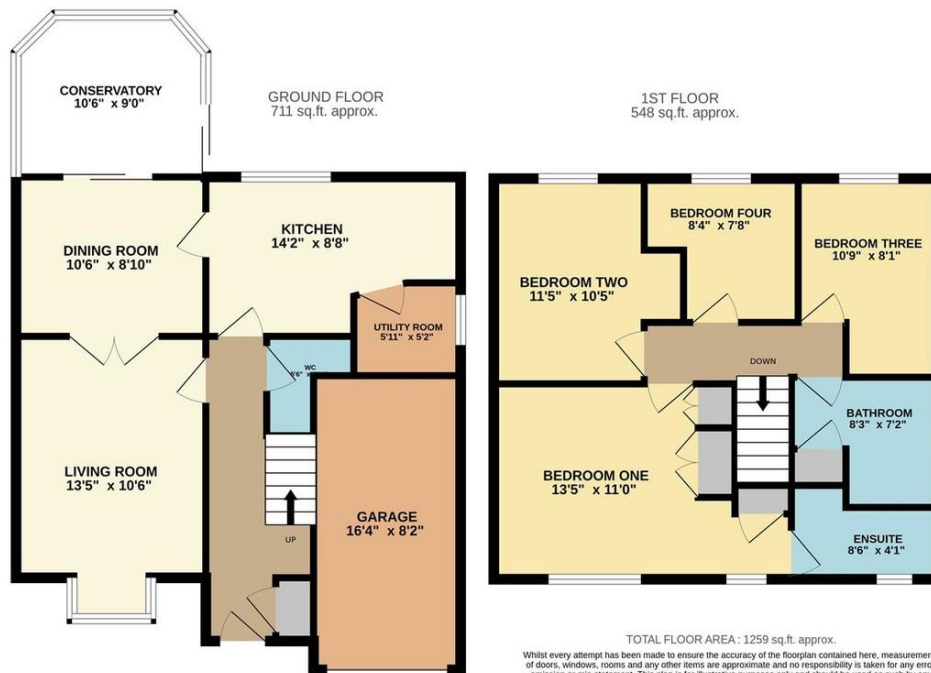
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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