

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



## 5 Bramble Close

, Bilsthorpe, NG22 8UH

£285,000



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Double glazed door to;

## Entrance Hall

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

## Living Room

13'5 x 10'6 (4.09m x 3.20m)

Gas fireplace with marble inset and hearth, radiator, Bay window to the front, double doors to the dining room

## Dining Room

10'6 x 8'10 (3.20m x 2.69m)

Laminate flooring, radiator, sliding doors to the conservatory

## Conservatory

10'6 x 9'0 (3.20m x 2.74m)

Brick base with double glazed windows and double glazed sliding door to the garden, air conditioning unit, tiled floor, ceiling fan

## Kitchen

14'2 x 8'8 (4.32m x 2.64m)

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

5'11 x 5'2 (1.80m x 1.57m)

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

5'6 x 4'10 (1.68m x 1.47m)

Fitted with low flush wc, wash hand basin, tiled splash back

## First Floor Landing

Loft access

## Bedroom One

13'5 x 11'0 (4.09m x 3.35m)

Two fitted wardrobes, built in cupboard, radiator, air conditioning unit, two double glazed windows to the front

## En Suite

8'6 x 4'1 (2.59m x 1.24m)

Shower enclosure, low flush wc, wash hand basin, splash tiled walls, radiator, double glazed window to the front

## Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)

Radiator, double glazed window to the rear

## Bedroom Three

10'9 x 8'1 (3.28m x 2.46m)

Currently used as a study, radiator, double glazed window to the rear

## Bedroom Four

8'4 x 7'8 (2.54m x 2.34m)

Air conditioning unit, radiator, double glazed window to the rear

## Bathroom

8'3 x 7'2 (2.51m x 2.18m)

Suite comprising panelled bath, low flush wc, wash

hand basin, airing cupboard with shelving, radiator, double glazed window to the side

### Garage

16'4 x 8'2 (4.98m x 2.49m)

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.

### Local Authority

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax Band D

### Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### Tenure

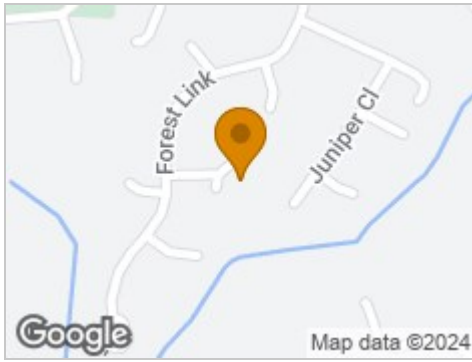
Freehold with vacant possession.

### Viewing Information

By appointment with the office, call 01636 813971.



## Road Map



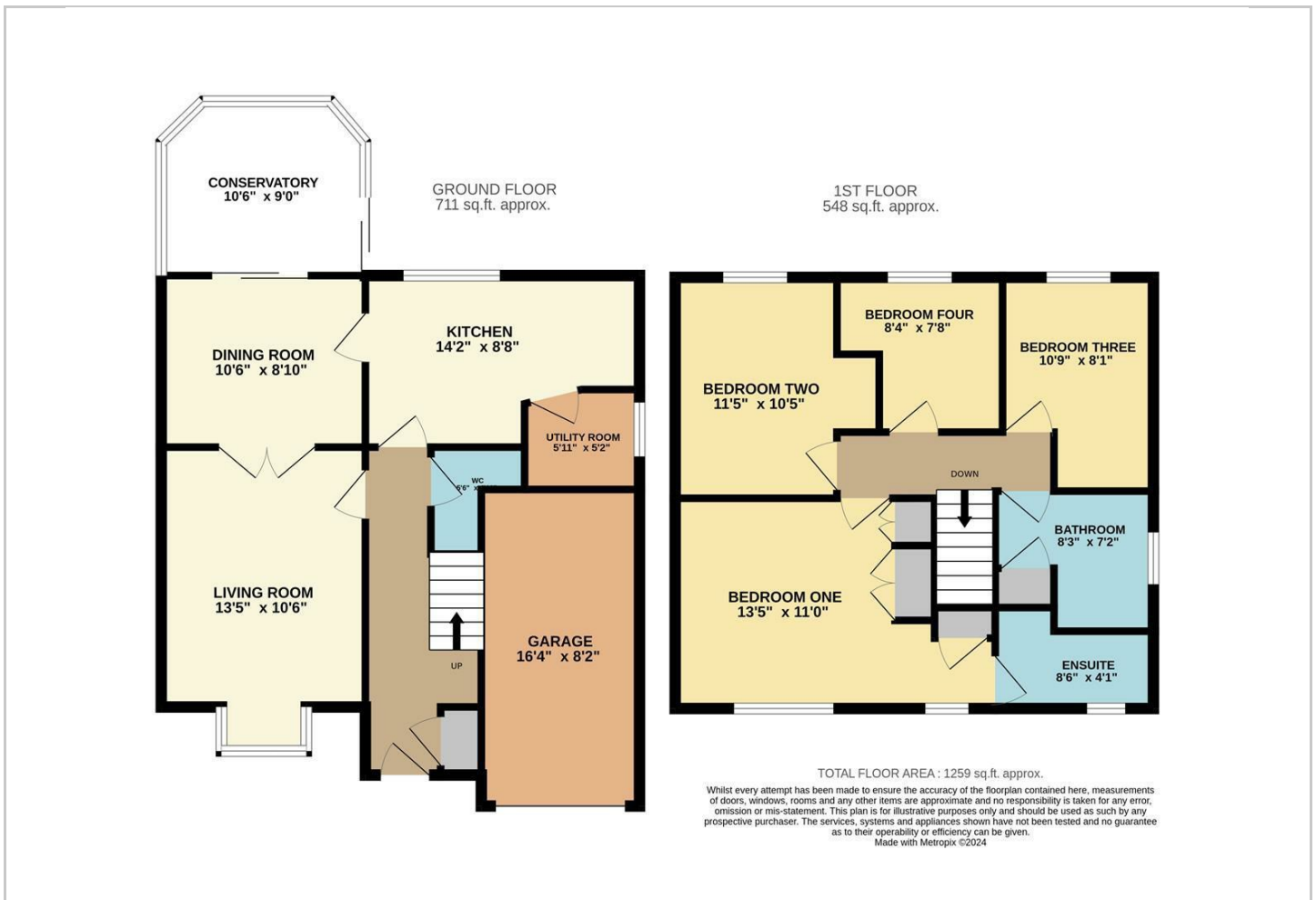
## Hybrid Map



## Terrain Map



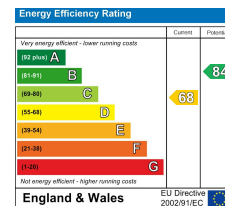
## Floor Plan



## Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

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