



**38 Orpington Way, Bilsthorpe, Newark, NG22  
8GN**

**Guide Price £355,000**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- A Modern Detached House
- Attractive Bay Fronted Lounge
- Useful Utility and Ground Floor WC
- Four Piece Bathroom plus Stylish EnSuite
- Beautifully Landscaped Garden
- Superbly Appointed Throughout
- Fantastic Open Plan Dining Kitchen
- Four Good Double Bedrooms
- Double Driveway And Garage
- Viewing Highly Recommended

An excellent opportunity to acquire this beautifully presented detached family home, offering spacious and well-appointed accommodation throughout.

Situated within a popular and well-regarded development, the property is offered to the market in excellent decorative order, complemented by quality flooring and thoughtfully landscaped gardens to both the front and rear.

The welcoming entrance hallway provides access to the integral garage and features glazed double doors opening into a stylish and well-proportioned lounge. To the rear, a standout feature is the impressive dining kitchen, fitted with a comprehensive range of modern appliances and enhanced by a large bay window with French doors leading out to the garden. A useful adjoining utility room and ground floor WC add further practicality.

To the first floor, an attractive landing leads to four generously sized double bedrooms and a contemporary four-piece family bathroom. The principal bedroom benefits from a sleek en-suite shower room.

Externally, the property continues to impress. To the front, there is block-paved double-width parking for two vehicles, leading to the integral garage. Gated side access opens onto a beautifully landscaped rear garden, thoughtfully designed to include a generous paved seating area, shaped lawn, raised timber decking, greenhouse, and timber shed - all included within the sale.

Early viewing is highly recommended to fully appreciate the quality and space on offer.

## ACCOMMODATION

An attractive composite entrance door leads into the entrance hall.

### ENTRANCE HALL

Having a central heating radiator, stairs rising to the first floor, a door into the kitchen and attractive glazed double doors into the lounge.

### LOUNGE

A well proportioned reception room with a central heating radiator and a uPVC double glazed bay window to the front aspect.

## DINING KITCHEN

A superbly appointed Shaker style kitchen fitted with a comprehensive range of built-in appliances and topped with linear edge worktops with matching upstands. There is an inset 1.5 bowl stainless steel single drainer sink with mixer tap, underlighting to the wall units, space for a fridge freezer and integrated appliances to include an electric oven with four zone electric hob, chimney extractor hood over and an integrated dishwasher. There is a central heating radiator, spotlights over the kitchen area, a uPVC double glazed window overlooking the rear garden and a feature uPVC double glazed bay window with inset French doors leading onto the rear garden. A doorway leads into the utility.

## UTILITY

A useful space fitted with a double Shaker style base unit and linear edge worktops providing space beneath for appliances including plumbing for a washing machine. There is a part glazed composite door leading onto the rear garden and a door into the ground floor cloakroom.

## GROUND FLOOR CLOAKROOM

Fitted in white with a modern suite including a dual flush toilet and a corner wash basin with mixer tap. Tiling for splashbacks and a central heating radiator.

## FIRST FLOOR LANDING

An attractive landing with a central heating radiator, balustraded and spindled staircase with oak effect handrail plus an access hatch to the roof space, a uPVC double glazed window to the side aspect and a large airing cupboard providing excellent storage.

## BEDROOM ONE

A superb principal bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a dressing area with mirror fronted fitted wardrobes and a central heating radiator.

## EN-SUITE SHOWER ROOM

A superbly presented en-suite shower room fitted with a three piece suite including a pedestal wash basin with mixer tap and a dual flush toilet. There is a shower enclosure with glazed sliding screens and mains fed shower plus tiling for splashbacks, a central heating radiator, a uPVC double glazed obscured window to the rear aspect.

## BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a fitted double wardrobe.

## BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the rear aspect and a fitted double wardrobe.

## BEDROOM FOUR

Currently used as a home office, this fourth double bedroom has a central heating radiator and a uPVC double glazed window to the front aspect.

## **FAMILY BATHROOM**

A superbly appointed four piece bathroom including a panel sided bath, a pedestal wash basin with mixer tap, a dual flush toilet and a shower enclosure with glazed folding door and mains fed shower. There is attractive tiling for splashbacks plus a chrome towel radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the front aspect.

## **DRIVEWAY & GARAGING**

An attractive block paved double width driveway provides parking to the front of the plot for two vehicles and leads to the integral garage with an up and over door, power, light and courtesy door into the hallway.

## **GARDENS**

The gardens are a particular feature of the property having been landscaped to now include a lawned frontage and timber gated side access to the fully enclosed rear garden providing a generous paved patio seating area, shaped lawns, gravelled beds, a raised timber decked seating area and outside lighting. A useful timber shed and a greenhouse are included in the sale.

## **COUNCIL TAX**

The property is registered as council tax band D.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

We understand the road will be adopted by the local authority on completion of the development. This should be verified by a purchasers legal advisor.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>

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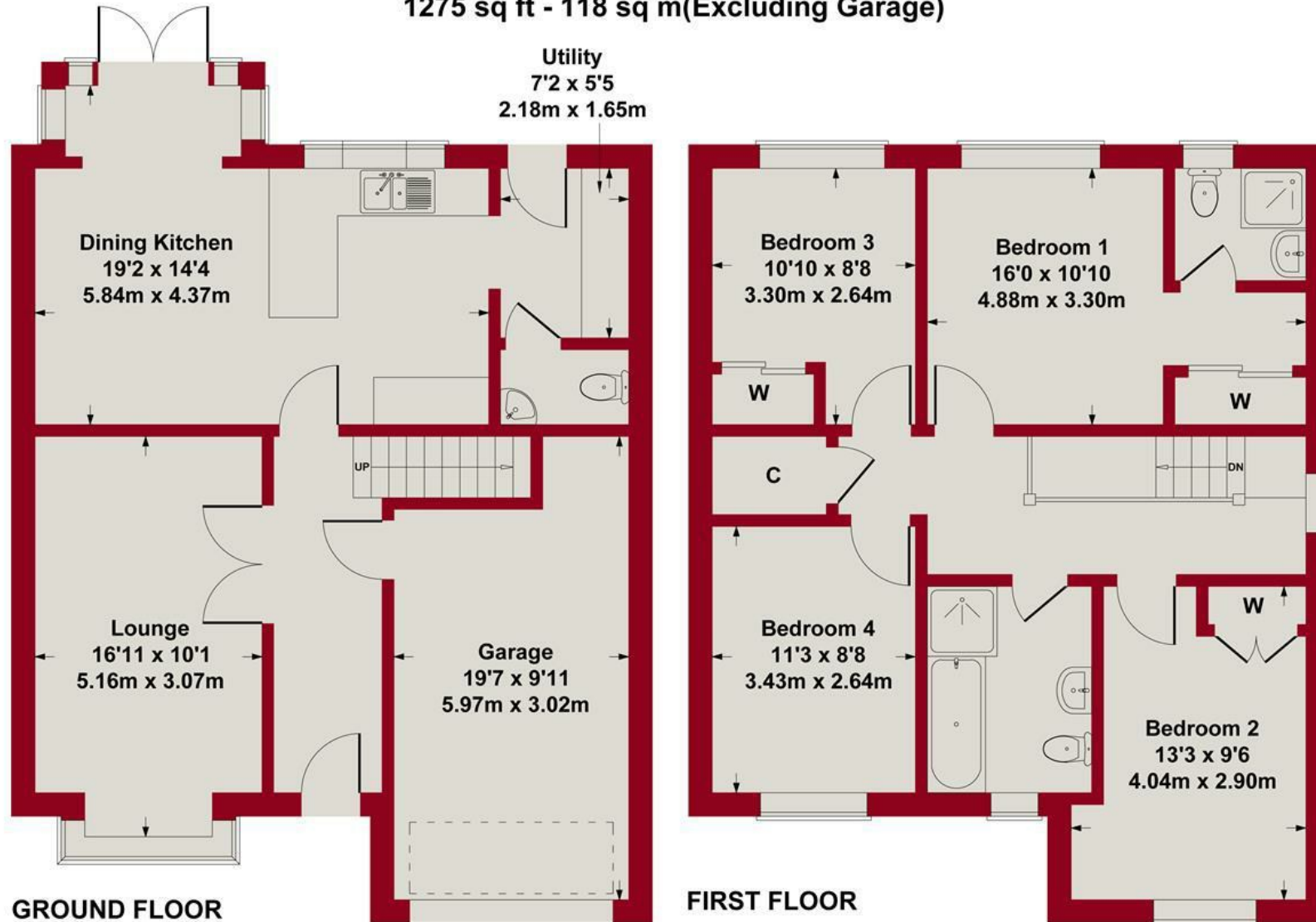








**Approximate Gross Internal Area  
1275 sq ft - 118 sq m (Excluding Garage)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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