



3 Chappel Gardens, Bilsthorpe, Newark,
NG22 8RZ

Guide Price £315,000

Tel: 01636 816200

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

- Extended & Remodelled Dormer Bungalow
- Three Double Bedrooms
- Spacious Lounge with French Doors
- Two Recently Upgraded Shower Rooms
- Driveway Parking & Brick-Built Garage
- Superbly Appointed Throughout
- Fantastic Open-Plan Dining Kitchen
- Useful Separate Utility Room
- Useful First-Floor Study Area
- Lovely South Facing Rear Gardens

A superbly appointed and deceptively spacious dormer-style bungalow, having been thoughtfully remodelled and extended to create a generous and highly versatile home, occupying a delightful established plot with a south-facing rear garden.

The property is presented in excellent order throughout and has recently undergone further improvements, including redecoration, upgrades to both shower rooms and the creation of a useful study area on the first-floor landing.

The accommodation begins with an entrance hall leading through to a fantastic open-plan dining kitchen, fitted with an attractive range of Shaker-style units. There is also a useful separate utility room and a particularly spacious lounge with French doors opening directly onto the rear garden.

A generous double bedroom is positioned on the ground floor and is served by a recently upgraded contemporary shower room, making the layout ideal for those seeking flexible living or bedroom accommodation. To the first floor are two further double bedrooms, together with a recently upgraded shower room and the useful study area incorporated into the landing.

Outside, the front garden has been attractively pebbled for ease of maintenance, with a Presscrete-style driveway providing off-road parking and leading to a useful brick-built garage. To the rear is a particularly attractive and established south-facing garden, providing an excellent setting for outdoor seating and entertaining.

Combining spacious and versatile accommodation with a high standard of presentation and a lovely established plot, viewing is highly recommended.

ACCOMMODATION

A uPVC double glazed entrance door leads into a welcoming entrance hall.

ENTRANCE HALL

With wooden flooring, central heating radiator, spotlights to the ceiling and an attractive glass-panelled staircase rising to the first floor.

DINING KITCHEN

A fantastic triple-aspect dining kitchen running the full depth of the property from front to rear, providing an excellent space for both everyday living and entertaining. There is laminate

flooring, two central heating radiators, spotlights to the ceiling and uPVC double glazed windows to the front, side and rear aspects.

The kitchen is fitted with an attractive range of woodgrain-effect Shaker-style base and wall cabinets, incorporating cupboards and drawers, complemented by linear-edged worktops with matching upstands and a peninsula breakfast bar. There is an inset composite one-and-a-half bowl single drainer sink with swan-neck mixer tap. Integrated appliances include a dishwasher and microwave, together with pull-out corner shelving and larder cupboards. There is a recess for an American-style fridge freezer and a further recess for a range cooker with extractor hood above. A door leads through to the utility room.

UTILITY ROOM

A useful utility room positioned to the rear of the property, fitted with base cabinets and linear-edged worktops with space beneath for appliances, including plumbing for a washing machine. There is a central heating radiator, spotlights to the ceiling, uPVC double glazed windows and a uPVC double glazed door leading onto the rear garden.

LOUNGE

A good-sized reception room featuring a contemporary media-style wall display with acoustic panelling, creating an attractive modern focal point. uPVC double glazed French doors provide plenty of natural light and lead directly onto the rear garden.

BEDROOM THREE

A versatile ground floor room suitable for use as a bedroom or additional reception space, with wooden flooring, central heating radiator and a uPVC double glazed window to the front aspect.

GROUND FLOOR SHOWER ROOM

A superbly appointed shower room fitted with a concealed-cistern WC, vanity wash basin with mixer tap and storage cupboards beneath, and a good-sized shower enclosure with glazed sliding screen, low-profile tray and mains-fed rainfall shower with separate spray hose. There is contemporary waterproof boarding to the shower area, together with a chrome heated towel radiator and an obscure uPVC double glazed window.

FIRST FLOOR LANDING

Having a useful storage cupboard and doors leading to the bedrooms, shower room and home office.

BEDROOM ONE

A double bedroom with central heating radiator, uPVC double glazed window to the rear aspect and spotlights to the ceiling. There is also a comprehensive range of fitted wardrobes providing hanging rails and shelving.

BEDROOM TWO

A further double bedroom with central heating radiator and Velux skylight with fitted blackout blind.

SHOWER ROOM

A good-sized and superbly appointed shower room fitted with a vanity wash basin with mixer tap and storage cupboards beneath, dual-flush WC and shower enclosure with glazed sliding door and mains-fed rainfall shower with separate spray hose. There is contemporary waterproof boarding to the shower area, tiled splashback to the wash basin, a large chrome heated towel radiator and an obscure uPVC double glazed window to the rear aspect.

HOME OFFICE

A useful dedicated home-working space with fitted desk, contemporary matt black vertical central heating radiator and an obscure uPVC double glazed window to the rear aspect.

DRIVEWAY & GARAGE

A gravelled driveway provides off-road parking to the front of the property and continues along the side, through gated access into the rear, where it opens out to provide further parking and access to a detached brick-built garage.

GARDENS

The property occupies an attractive and relatively low-maintenance plot, with a gravelled frontage and gated access leading into the rear garden. The rear garden incorporates gravelled and paved seating areas, a shaped lawn and raised planted beds, providing an appealing and manageable outside space

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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/>

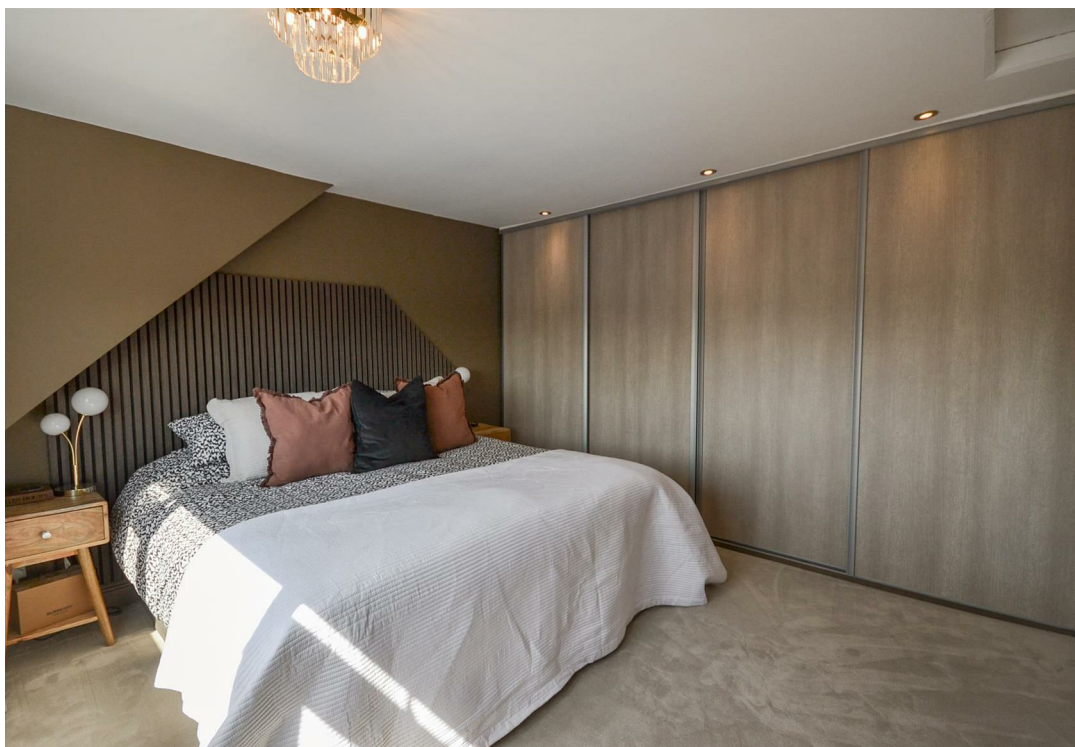
Planning applications:-

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



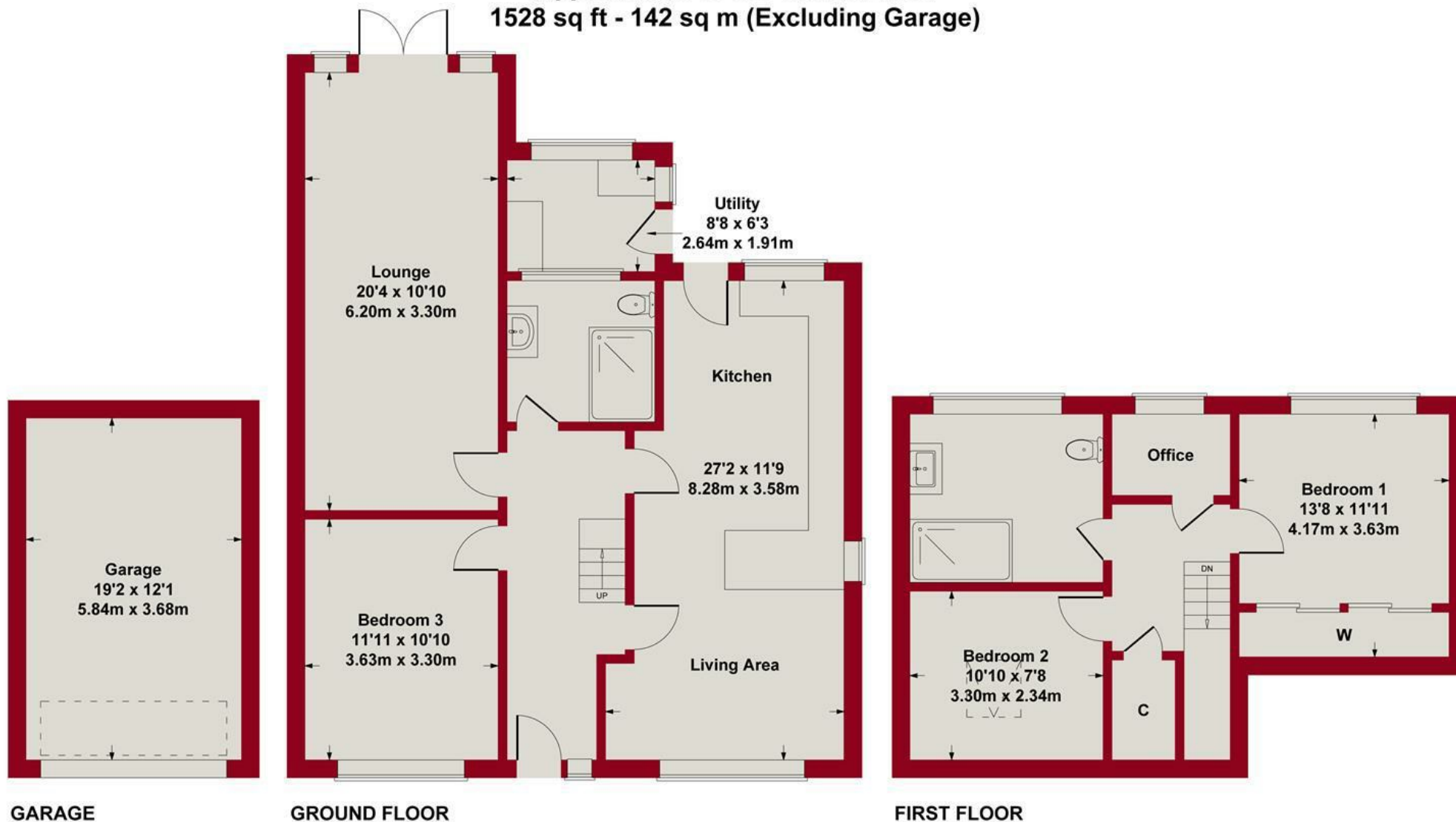








**Approximate Gross Internal Area
1528 sq ft - 142 sq m (Excluding Garage)**



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) A	66	8
(81-91) B		
(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

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



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