



£300,000 Freehold

17 WOODRUFF LANE | BILSTHORPE | NEWARK | NG22 8UF

**BuckleyBrown**  
ESTATE AGENTS

YOUR DREAM FAMILY HOME IN BILSTHORPE AWAITS!!!...This stunning four-bedroom detached home perfectly blends modern living with timeless charm, set in the desirable village of Bilsthorpe, with excellent access to Newark-on-Trent for shopping, dining, and transport links. Surrounded by picturesque Nottinghamshire countryside, the location offers a peaceful, family-friendly setting while remaining well connected to nearby schools, local amenities, and leisure facilities.

The ground floor impresses from the moment you step inside. A spacious lounge features a sweeping bay window and elegant fire surround, flowing seamlessly through French doors into the open-plan kitchen/dining area. The kitchen is beautifully finished with tiled flooring, sleek work surfaces, integrated appliances, and generous storage, while a rear-facing window and doors flood the space with natural light and frame views of the garden.

A bright conservatory extends the living space, creating an inviting indoor-outdoor environment. Practical touches include a utility room and a stylish WC, while a versatile bar/workshop provides the perfect space for hobbies or entertaining.

Upstairs, the principal bedroom boasts a dressing area and contemporary ensuite with a walk-in shower, complemented by three further well-proportioned bedrooms, some with integrated storage. A modern family bathroom completes the first floor.

Externally, a gravel driveway provides convenient off-street parking, while the rear garden has been thoughtfully designed with a stylish patio and low-maintenance artificial lawn—ideal for relaxing or entertaining. A garage offers additional storage or flexible use.

Call today to arrange your viewing and experience this beautiful home for yourself—don't miss the opportunity to make this property yours!





#### Hall

Additional storage and access to;

#### Lounge 10'7" x 15'10"

Boasting finely carpeted flooring, an elegant fire surround and a sweeping bay window to the front elevation, this tasteful room is complemented by French doors leading seamlessly into the kitchen/dining area, creating a graceful flow between living and entertaining spaces.

#### Kitchen/Dining Room 24'11" x 8'9"

Completed with stylish tiled flooring, this open-plan kitchen/dining area features ample integrated storage cupboards with sleek work surfaces above, along with integrated appliances including a hand wash basin, oven, hob, and extractor fan. A large rear-facing window frames views over the garden, while the generous layout provides plenty of space to accommodate a dining table, perfect for both everyday living and entertaining.

#### Conservatory 9'1" x 12'7"

The tiled flooring extends seamlessly, while an indoor-outdoor feel is created by uninterrupted views of the rear garden.

#### Utility 6'4" x 1'11"

A practical space, featuring an integrated hand wash basin and providing convenient access to the side elevation.

#### WC 6'4" x 3'10"

A stylish two-piece suite, featuring a low-flush toilet and hand wash basin, complemented by mounted towel rails and a side-facing window, providing a practical and functional space.

#### Bar/Workshop 16'11" x 23'3"

Offering a versatile space to make your own, providing additional area ideal for hosting and entertaining.

#### Landing

Access to;

#### Bedroom One 9'7" x 12'2"

Finished with soft, elegant carpeted flooring and a front-facing window, this room is enhanced by natural light and offers a warm, inviting ambiance, complemented by a range of thoughtful additional features.

#### Dressing Room

A distinctive and versatile space, offering generous additional storage while adding a touch of refined practicality.

#### En Suite 6'3" x 5'9"

A contemporary three-piece suite, with tastefully partially tiled walls, a low-flush toilet, hand wash basin, and a practical walk-in shower area, enhanced by a side-facing window allowing natural light to brighten the space.



#### Bedroom Two 8'9" x 13'5"

Boasting soft carpeted flooring, thoughtfully integrated storage, central heating radiator, and a rear-facing window framing tranquil garden views.

#### Bedroom Three 8'6" x 11'3"

Featuring plush carpeting, bespoke integrated storage, central heating radiator, and a rear-aspect window offering serene views across the garden.

#### Bedroom Four 8'0" x 8'9"

Finished with carpeting and a central heating radiator, this inviting space enjoys a rear-aspect window overlooking the garden and offers the perfect opportunity to tailor the room to your own needs.

#### Bathroom 8'4" x 6'4"

Modern three-piece suite complemented by partially tiled walls, comprising a low-flush toilet, hand wash basin, and a luxurious bath with overhead shower, complete with a contemporary mounted towel rail.

#### Garage 8'3" x 16'2"

A versatile space offering excellent additional storage or potential for a range of uses.

#### Outside

To the front, the property boasts an attractive loose gravel driveway providing practical off-street parking. To the rear, a thoughtfully designed garden features a stylish patio area and low-maintenance artificial lawn, creating an ideal space for outdoor dining and relaxation.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(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	

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