



Offers In The Region Of £310,000 Freehold

7 DAVID AVENUE | BILSTHORPE | NEWARK | NG22 8GD

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ESTATE AGENTS

VILLAGE CHARM MEETS MODERN FAMILY LIVING. Nestled in the popular village of Bilsthorpe, near Newark, this well-presented detached home on David Avenue offers a superb balance of peaceful surroundings and everyday convenience. Ideal for families, the property is set within a quiet residential area while remaining close to local amenities, schools, and transport links. Surrounded by attractive countryside, the location is perfect for outdoor activities and scenic walks.

Upon entering, you are welcomed into a bright and spacious ground floor. The generous living room provides a comfortable space to relax, with French doors opening onto the rear garden and allowing plenty of natural light. The modern kitchen is well-equipped with ample storage and worktop space, making it both practical and stylish. Adjoining the kitchen is a dining area, ideal for family meals and entertaining. A separate utility room and convenient WC complete the ground floor.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, providing added privacy and comfort. The remaining bedrooms are versatile and can be used as children's rooms, guest accommodation, or home office space. A family bathroom serves the additional bedrooms.

Outside, the property features a lovely garden that is both spacious and manageable, perfect for children to play and for hosting summer barbecues. The outdoor space is complemented by a driveway and double garage that provides ample parking for multiple vehicles. This delightful home truly encapsulates family living, offering comfort, space, and a wonderful community atmosphere.

This charming property offers generous living space, practicality, and a welcoming atmosphere—perfect for modern family living in a desirable village setting.

Call now to book your viewing!





Entrance Hallway

Window to the side and leading access into;

Living Room 9'8" x 17'4"

Plush carpet flooring, central heating radiator, window to the front and french doors opening to the rear garden.

Kitchen 9'8" x 17'4"

Complete with a range of matching wall and base gloss cabinets, inset sink with drainer, integrated appliances and a window to the front elevation. Ample space for your desired dining furnishings.

Utility 6'4" x 5'2"

Fitted cabinets, worktops along with space and plumbing for a washing machine and tumble dryer. External door to the rear elevation.

WC 6'6" x 5'2"

Fitted with a low flush wc and a hand wash basin.

Landing

Central landing giving access into;

Bedroom One 14'1" x 8'2"

Carpeted flooring, central heating radiator, en suite and a window to the front elevation.

En Suite 3'3".311'8" x 3'3"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window fitted to the front elevation.

Bedroom Two 11'6" x 7'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 9'10" x 8'2"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Four 6'6" x 8'10"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bathroom 6'6" x 5'6"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window fitted to the rear elevation.

Garage

Detached double garage accessible from the front elevation.

Outside

Low maintenance frontage with a well kept lawn, pathway leading up to the front door, private driveway and a double garage. The rear garden boasts a generous sized lawn with fence surround allowing for an enclosed space.





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) A		94
(81-91) B	84	
(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

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