

REDUCED



Peter Way, Bilsthorpe, Nottinghamshire NG22 8GF

£240,000 - Freehold

Chadwells
Estate & Letting Agents

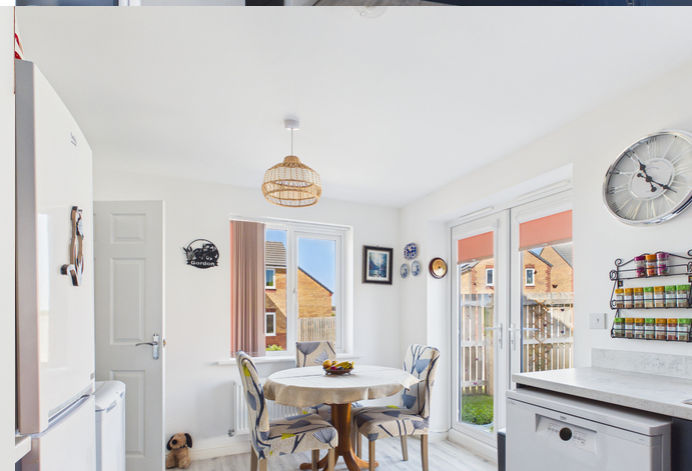
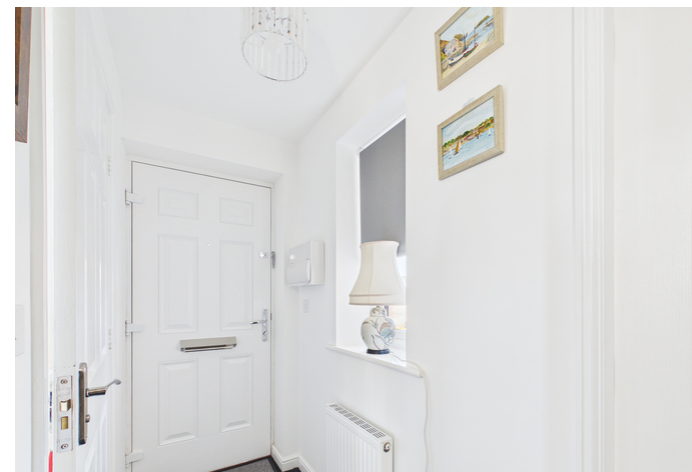
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Discover this stunning 3-bedroom detached house offering an exceptional blend of spacious living and breathtaking field views. Perfectly designed for family life, the property boasts two well-appointed bathrooms, including an ensuite shower room in the master bedroom, ensuring comfort and privacy. The generous reception room provides a welcoming space to relax and entertain, while the interiors are thoughtfully designed to maximise both space and natural light. Outside, the property continues to impress with low maintenance gardens that complement the serene surroundings, making it ideal for outdoor activities and enjoying the peaceful countryside. A detached single garage adds convenience and secure parking, with an additional rear door added by the current owners for easy access. Combining ample living space, beautiful views, and desirable features, this detached house offers a rare opportunity to enjoy a tranquil yet accessible lifestyle.

POINTS OF INTEREST

- Detached House with Garage
- Spacious Inside and Out
- Fantastic Field Views
- Detached Single Garage
- Ensuite Shower room to Master Suite



Entrance Hall

8' 9" x 3' 3" (2.67m x 0.99m) Enter through the composite door into the entrance hall. With carpet flooring, stairs off to the first floor, a uPVC window to the side aspect and doors leading to the lounge, kitchen/diner and cloakroom.

Cloakroom

5' 2" x 2' 8" (1.57m x 0.81m) With low flush WC, handwash basin, vinyl flooring, obscure window and radiator.

Kitchen/Diner

14' 4" x 9' 7" (4.37m x 2.92m) Fitted with wall and base units, square edge worksurfaces with inset stainless steel sink, drainer and mixer tap. Space and plumbing for washing machines, dishwasher and free standing fridge/ freezer. Integrated electric oven, induction hob and extractor fan above. Wall mounted combi boiler, radiator, french doors leading into the rear garden and dual aspect windows.

Lounge

14' 4" x 10' 11" (4.37m x 3.33m) With carpet flooring, radiator, dual aspect windows overlooking the fields and a store cupboard.

Landing

6' 0" x 9' 4" (1.83m x 2.84m) With carpet flooring, doors to the three bedrooms and family bathroom. Radiator and loft access.

Master Bedroom

8' 1" x 14' 3" (2.46m x 4.34m) With carpet flooring, radiator, uPVC window to the front aspect and a door leading into the ensuite.

Ensuite

5' 4" x 6' 4" (1.63m x 1.93m) Fitted with a three piece suite comprising walk in shower cubicle with mains fed shower, hand wash basin and low flush WC. Vinyl flooring, obscure window and radiator.

Bedroom Two

9' 8" x 8' 0" (2.95m x 2.44m) With carpet flooring, radiator and uPVC window to the front aspect.

Bedroom Three

8' 0" x 6' 0" (2.44m x 1.83m) With carpet flooring, radiator and uPVC window to the side aspect.

Bathroom

6' 1" x 6' 0" (1.85m x 1.83m) Fitted with a three piece suite comprising bath with electric over head shower and glass screen, hand wash basin and low flush WC. vinyl flooring, obscure window and radiator.

Outside

The front of the property is laid to lawn and has steps leading to the front door with a new wrought iron banister. A private driveway leading to the detached single garage.

The rear garden is laid mainly to lawn and has a small patio area for seating. A path leads up the garden to give access to the driveway and garage.

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate £2,376.63

Parking Types: Driveway. Garage.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Building Safety

No

Mobile Signal

EE

Construction Type

Floor: Average thermal transmittance 0.14 W/m²·K

Roof: Average thermal transmittance 0.10 W/m²·K

Walls: Average thermal transmittance 0.28 W/m²·K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: B (83)

Annual Service Charge: £143.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

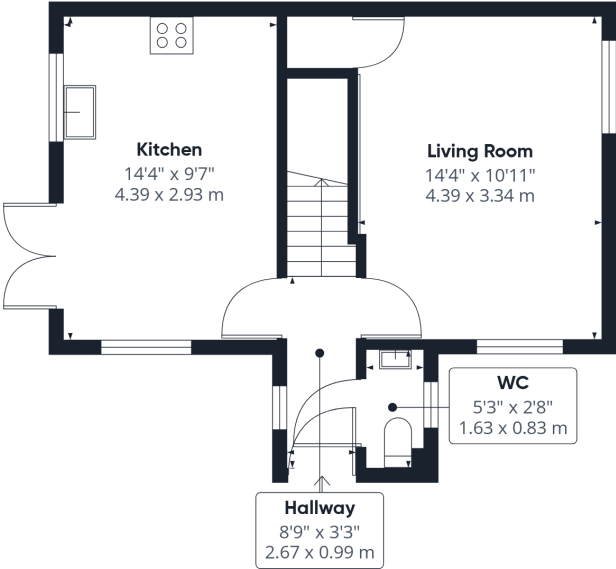
Is the property listed? No

Are there any restrictions associated with the property? No

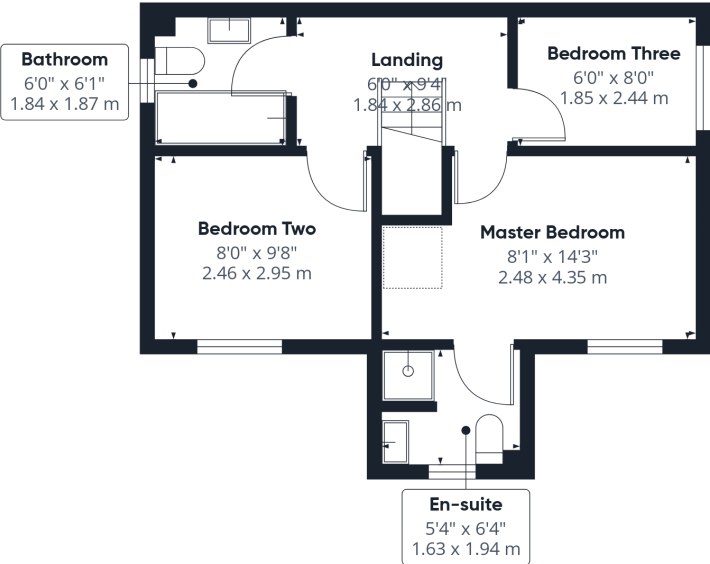
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1



Approximate total area⁽¹⁾
727 ft²
67.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.