

HoldenCopley

PREPARE TO BE MOVED

Forest Link, Bilsthorpe, Newark NG22 8UD

Guide Price £280,000 - £290,000

Forest Link, Bilsthorpe, Newark NG22 8UD



GUIDE PRICE £280,000 - £290,000

DETACHED FAMILY HOME...

This four-bedroom detached house is well presented throughout and offers spacious accommodation, making it the ideal purchase for a growing family. Situated in a quiet area this property enjoys a prime position backing onto the popular Southwell Trail — perfect for dog walkers, cyclists, and nature lovers alike. The property also benefits from being within close proximity to local amenities, including shops, schools, and great transport links with convenient access to the A614, A1 and nearby towns such as Mansfield, Newark and Southwell. Internally, the ground floor comprises an entrance hall, a convenient W/C, a square bay-fronted living room, and a separate dining room that flows into a modern fitted kitchen featuring a Range cooker. The ground floor is complete with a useful utility room and a garage offering additional storage or potential for conversion. The first floor hosts four generously sized bedrooms, with the master bedroom benefiting from a private en-suite. A three-piece family bathroom suite serves the remaining bedrooms, and there is access to a boarded loft providing further storage potential. Outside, the property boasts kerb appeal with a double driveway and a well-maintained front lawn. To the rear is a private, south-facing garden with a paved patio area—ideal for entertaining—and a lawn that enjoys a scenic and peaceful backdrop, offering a real sense of privacy.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private South-Facing Rear Garden
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'5" x 5'8" (5.01m x 1.75m)

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

W/C

5'9" x 4'10" (max) (1.76m x 1.48m (max))

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, laminate flooring, a radiator and an extractor fan.

Living Room

15'9" x 10'6" (max) (4.82m x 3.21m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, two radiators, coving and open access into the dining room.

Dining Room

10'6" x 8'9" (3.21m x 2.67m)

The dining room has carpeted flooring, a radiator, coving and UPVC sliding patio doors providing access out to the garden.

Kitchen

14'3" x 8'9" (max) (4.35m x 2.68m (max))

The kitchen has a range of fitted shaker style base and wall units with worktops, a Range cooker with an extractor hood, a slimline dishwasher, a stainless steel sink with a drainer and a swan neck mixer tap, space for an under the counter fridge and freezer, tiled flooring, a chrome heated towel rail and a UPVC double-glazed window to the rear elevation.

Utility Room

5'10" x 5'2" (1.80m x 1.58m)

The utility room has fitted shaker style base and wall units with a worktop, a wine cooler, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, an extractor and a single UPVC door providing side access.

Garage

16'4" x 8'0" (4.98m x 2.45m)

The garage has lighting and an up and over garage door.

FIRST FLOOR

Landing

11'3" x 9'4" (max) (3.43m x 2.87m (max))

The landing has carpeted flooring, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

16'8" x 10'11" (max) (5.10m x 3.33m (max))

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a fitted floor to ceiling double wardrobe, a built-in cupboard and access into the en-suite.

En-Suite

8'3" x 4'1" (max) (2.52m x 1.26m (max))

The en-suite has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'4" x 8'5" (3.46m x 2.57m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Three

10'7" x 8'1" (max) (3.25m x 2.48m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

8'3" x 7'6" (max) (2.54m x 2.29m (max))

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

8'3" x 7'1" (2.52m x 2.17m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, partially tiled walls, a radiator, a built-in cupboard, an extractor and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a double driveway, a garden with a lawn and mature trees and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a block paved patio seating area, a lawn, mature shrubs and trees, an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 10000 Mbps and Upload Speed 10000 Mbps

Phone Signal – All 4G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks

to confirm you are satisfied before entering into any agreement to purchase.

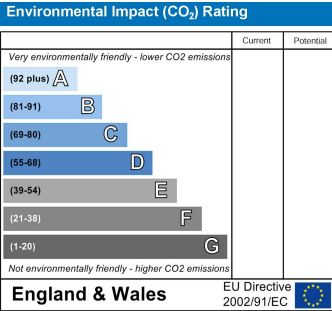
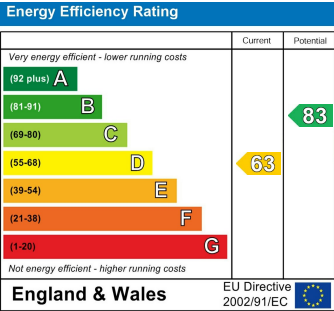
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

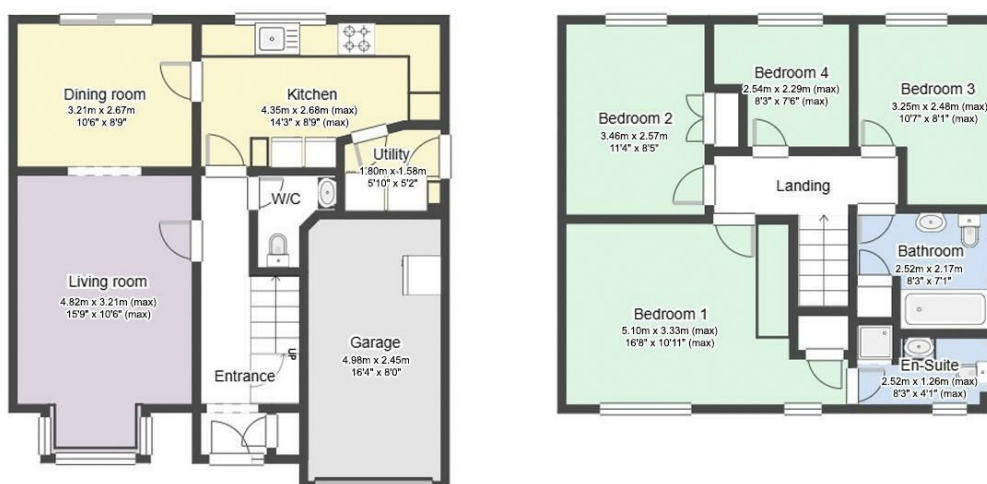
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Forest Link, Bilsthorpe, Newark NG22 8UD

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.