

# HoldenCopley

PREPARE TO BE MOVED

Forest Link, Bilsthorpe, Newark NG22 8UD

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Guide Price £280,000 - £290,000

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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) (5.01m 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 4'11" (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.

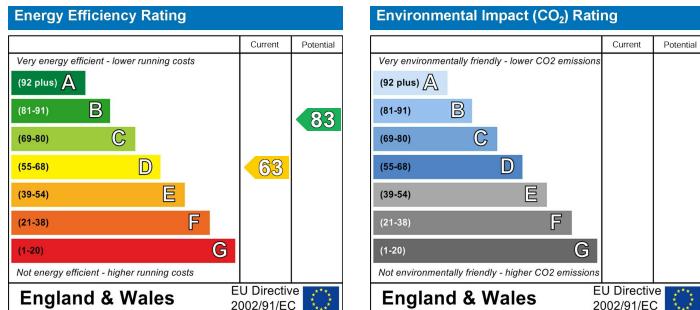
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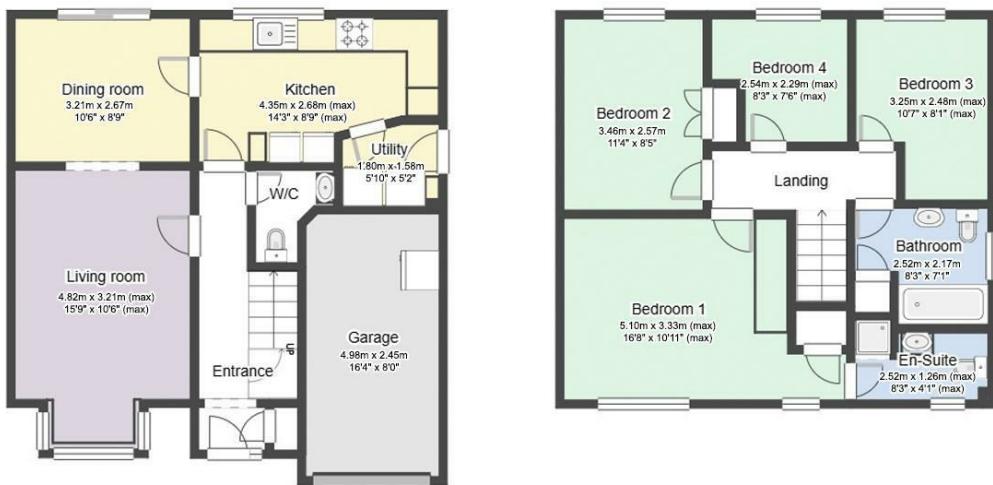
Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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