

FOR  
SALE



David Avenue, Bilsthorpe, Newark, Nottinghamshire NG22 8GD

£250,000 - Freehold

Chadwells  
Estate & Letting Agents

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## PROPERTY SUMMARY

## POINTS OF INTEREST

- Located in a quiet cul-de-sac
- Detached house
- Converted garage
- Large Garden
- Private Driveway



**Entrance Hall**

6' 4" x 5' 1" (1.93m x 1.55m) 6' 4" x 5' 1" (1.93m x 1.55m)  
6' 4" x 5' 1" (1.93m x 1.55m) Enter through the composite door into the hall with vinyl flooring, radiator, uPVC window to the side and doors leading into the converted garage space and lounge.

**Lounge**

14' 7" x 14' 6" (4.45m x 4.42m) With carpet flooring, radiator, uPVC window to the side, stairs off to the first floor, understairs storage cupboard, doors leading into the kitchen/diner and entrance hallway.

**Kitchen/Diner**

The kitchen is fitted with wall and base units, square edge worksurfaces with inset stainless steel sink, drainer and mixer taps. Space and plumbing for dishwasher, free standing fridge/freezer and integrated electric oven and hob with extractor above. Tiled splash backs, uPVC window and french doors to the rear. Dining area, radiator and vinyl flooring.

**Utility Room**

With vinyl flooring, space and plumbing for washing machine and doors leading to the cloakroom and office.

**Cloakroom**

With low flush WC and handwash basin.

**Office**

With carpet flooring, uPVC window to the rear and radiator.

**Landing**

With carpet flooring, radiator, doors leading to the bedrooms, bathroom and loft access.

**Master Bedroom**

With carpet flooring, radiator, built in wardrobes and uPVC window to the front.

**Bedroom Two**

With carpet flooring, radiator and uPVC window.

**Bedroom Three**

With carpet flooring, radiator and uPVC window to the front aspect.

**Family Bathroom**

Fitted with a three piece suite comprising bath with shower over, low flush WC and hand wash basin. Tiled walls, vinyl flooring, obscure window and radiator.

**Outside**

The front has a private driveway for parking and is laid to lawn.

The rear garden has a patio area and is laid to lawn. There is a metal store shed.

## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL. Cable. FTTC. FTTP.

**Accessibility Types:** Not suitable for wheelchair users.

### Mobile Signal

4G data and call signal

Great coverage with Vodafone.

**EPC Rating:** B (83)

**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?** Yes

**Any easements, servitudes, or wayleaves?** No

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





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
818 ft<sup>2</sup>

(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.

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