



## Highfields Drive

Bilthorpe, Old Bilthorpe, NG22 8SN

Offers over £250,000



Nestled in the charming area of Highfields Drive, Old Bilthorpe, Newark, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow features a well-appointed modern bathroom, ensuring that all your daily needs are met with ease. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces, making it a practical choice for modern living.

One of the standout features of this property is the ample parking space, accommodating several vehicles, which is a rare find in many homes. This added convenience enhances the appeal of the bungalow, making it suitable for those with multiple cars or visitors.

Set in a tranquil neighbourhood, this bungalow not only offers a comfortable living space but also the opportunity to enjoy the surrounding community. With local amenities and green spaces nearby, residents can relish the benefits of suburban life while remaining well-connected to Newark and beyond.



## Description

WALK IN POP YOUR FEET UP - NO UPWARD CHAIN - In summary, this charming detached NEWLY REFUBISHED bungalow on Highfields Drive presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious interiors, practical modern features, and inviting atmosphere, it is a property that truly deserves your attention. The bungalow briefly comprises of an entrance hallway, modern kitchen and bathroom, lounge and three bedrooms. To the outside there is a blocked paved driveway for several vehicles, front and rear garden.

THIS IS NOT TO BE MISSED !

### Entrance Hall 8'3" x 16'4" (2.53m x 5.00m)

The property is entered through the upvc side facing door into the hallway, which has laminate flooring, radiator and utility cupboard.

### Kitchen 10'9" x 9'3" (3.30m x 2.83m)

The kitchen is modern with high gloss wall and base units, four ring induction, chrome chimney style extractor, brand new integrated fridge / freezer, fan assisted oven, space for washing machine, butcher block worktop, stainless steel sink with centre tap, recess ceiling lights, cupboard housing the brand new combi boiler, dual aspect upvc windows fitted 2024 with upvc sills.

### Lounge 15'10" x 10'5" (4.85m x 3.20m)

The lounge is a front facing room with laminate flooring with radiator with a TRV.

### Bedroom One 11'8" x 10'4" (3.58m x 3.17m)

A double bedroom rear facing with laminate flooring, radiator and centre ceiling light.

### Bedroom Two 10'2" x 8'2" (3.10m x 2.50m)

A double bedroom rear facing with laminate flooring, radiator and ceiling light.

### Bedroom Three 10'5" x 7'9" (3.18m x 2.38m)

A single bedroom side facing with laminate flooring, radiator and ceiling light.

### Bathroom 7'1" x 6'6" (2.17m x 2.00m)

A modern bathroom with part tiled walls, bath with shower over with glass shower screen, vanity unit with encased sink and soft closing wc and cupboard doors and a side facing upvc obscure window..

## Outside

To the front of the property there is a block paved driveway for several vehicles, garden to the front and rear, outside electrics and water supply.

## Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk