



Offers In The Region Of £240,000 Freehold

36 WYCAR ROAD | BILSTHORPE | NEWARK | NG22 8SG

BuckleyBrown
ESTATE AGENTS

PEACEFUL RETREAT WITH CHARACTER AND COMFORT. Tucked away on the picturesque Wycar Road in Bilsthorpe, Newark, this delightful bungalow is a serene haven nestled within a friendly and welcoming neighbourhood. Perfectly positioned with easy access to local amenities, schools, and transport links, it's an ideal choice for families and professionals seeking a blend of convenience and peaceful living.

Step inside to a warm, inviting hallway that leads to a spacious living room brimming with character and comfort—perfect for unwinding or hosting friends. French doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces. Moving through there is a garden room which is filled with natural light, creating a bright and airy ambiance. The stylish, well-appointed kitchen offers ample storage and workspace, making cooking and entertaining a true pleasure.

The bungalow features two generously sized bedrooms, each designed as a restful retreat, alongside a modern family bathroom thoughtfully crafted for both style and practicality. These versatile rooms provide plenty of scope to tailor the space to your needs.

Outside, a beautifully maintained front garden enhances the home's curb appeal, complemented by a private driveway and a spacious garage, offering secure off-road parking. The tranquil rear garden provides a perfect outdoor oasis for relaxing or entertaining guests in privacy and comfort.

Don't miss your chance to call this lovely home yours. Call now to arrange your viewing!





Porch
With leading access into the main hallway;

Hall
Laminate flooring, fitted storage cupboard and further access into;

Living Room 11'4" x 19'7"
Bright and airy reception room with carpeted flooring, central heating radiator along with windows and french doors opening to the rear garden.

Kitchen 6'11" x 10'4"
Complete with a range of matching wall and base gloss cabinets, inset sink with drainer, integrated appliances and a breakfast bar feature. Fitted with a window to the rear elevation.

Garden Room 9'1" x 6'11"
Versatile reception room with multiple windows letting in a wealth of natural daylight. Fitted with laminate flooring and an external door to the rear.

Bedroom One 9'7" x 14'11"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 8'9" x 10'6"
Carpeted flooring, central heating radiator and a window to the side elevation.

Bathroom 6'6" x 7'10"
Contemporary three piece suite including a hand wash basin, low flush wc and a bath with an overhead shower for added convenience. Window to the side elevation.

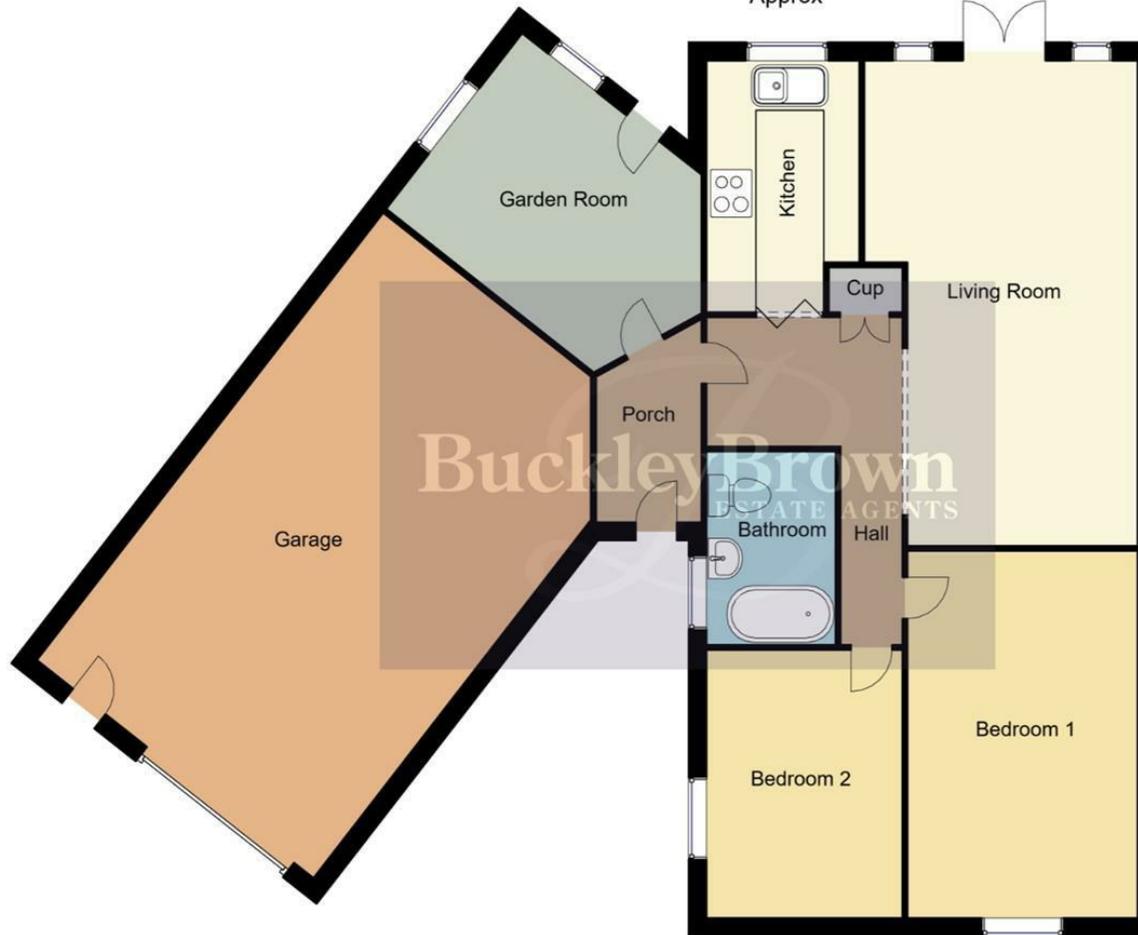


Garage 14'0" x 22'5"
Large garage located to the side of the property accessible from the front along with a standard door to the side.

Outside
Stunning frontage hosting a well kept lawn, pathway lighting, private driveway and a garage. The rear provides you with a paved seating area, lawn, mature plants and fence surround. Not to mention the countryside views to the rear.



Ground Floor
106sq.m/1115.84sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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