



Sir Brian Way | Bilsthorpe | Newark | NG22 8GA

£250,000

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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Newark | NG22 8GA
£250,000

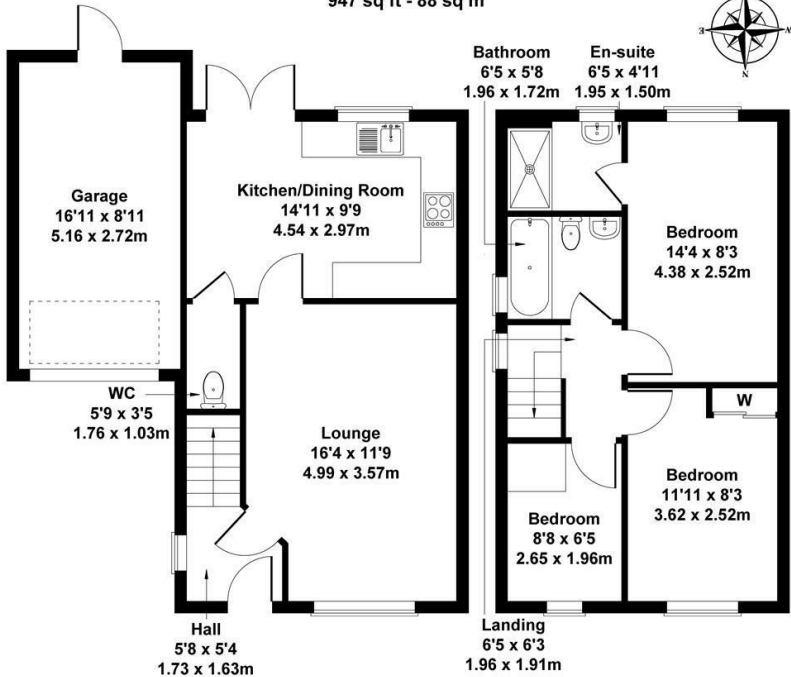
A superb opportunity to acquire a modern 3 bedroom detached home, built in 2023 and presented in as-new condition, with the added attraction of no onward chain. Designed for easy, economical living, the property offers a practical layout extending to approximately 947 sq ft, including a generous lounge, modern kitchen/dining room, ground-floor WC, three bedrooms, family bathroom and en suite to the principal bedroom. Outside, there is a driveway, attached garage, driveway parking and a generous enclosed rear garden. One of the real highlights is the open outlook to the rear, with far-reaching views across neighbouring countryside giving the property a much more open feel than many modern development homes. For buyers conscious of ongoing costs, this is an especially appealing proposition. The house benefits from an EPC rating of B, low-maintenance modern construction and a low Council Tax banding (B), helping to keep everyday running costs manageable. Combined with its excellent condition, there should be very little for a new owner to do beyond moving in and making it their own. An ideal choice for first-time buyers, young families or anyone looking for a modern, affordable and energy-efficient home without the expense or uncertainty of major improvement work. Early viewing is strongly recommended.

- Competitively priced 3 bedroom detached house with attached garage and large rear garden
- En suite shower room to principal bedroom plus separate family bathroom
- Downstairs w/c
- No onward chain
- Fantastic views to the rear over fields
- Spacious lounge and fully fitted dining kitchen
- Low maintenance and running costs - Council tax B / EPC rating B / NHBC guarantee
- 'As new' condition throughout



67 Sir Brian Way, Bilsthorpe, Newark, NG22 8GA

Approximate Gross Internal Area
947 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

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