

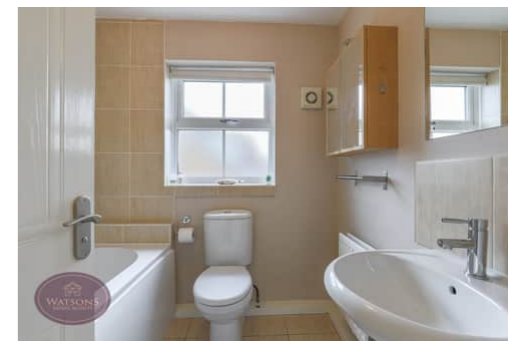
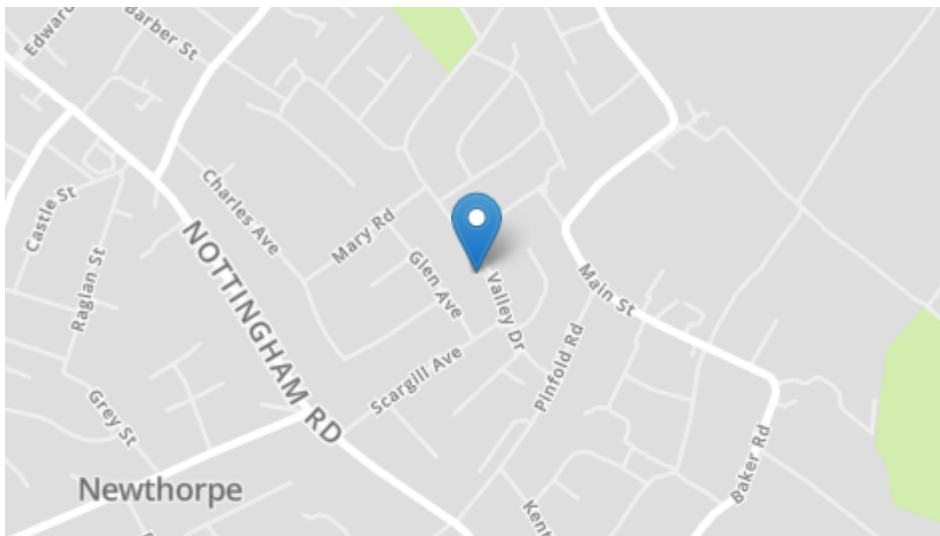
Valley Drive, Newthorpe, NG16 2DT

Offers Over £325,000



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- Fitted Kitchen & Utility Room
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- Orangery
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- Excellent Road & Public Transport Links

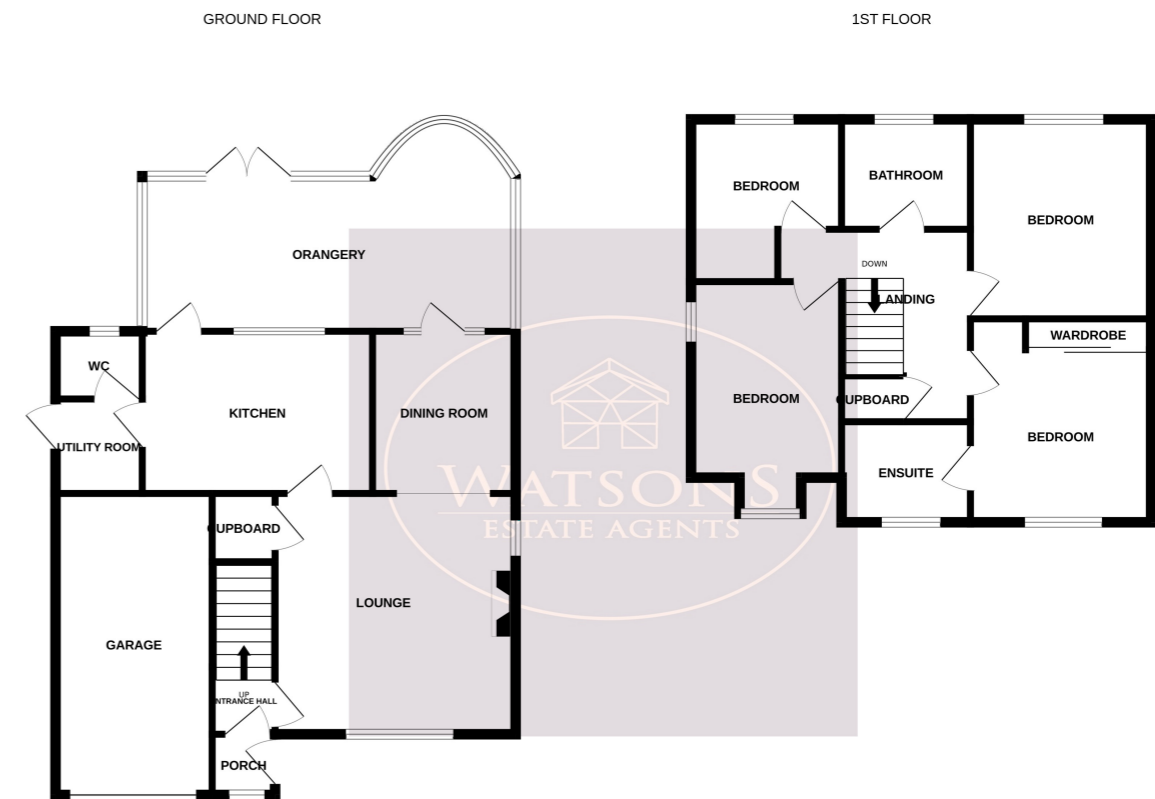
Our Seller says....

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*** ROOM FOR ALL FAMILY *** Located in the sought after area of Newthorpe this modern 4 bedroom detached family home will delight buyers looking for a modern and versatile home which is perfect for families. With an Orangery to the rear, internal living space has been increased. Internally the property benefits from a living room, dining room, kitchen with utility room and downstairs WC and an orangery. To the first floor are 4 bedrooms with principle en-suite, and a family bathroom. Outside is a private driveway leading to a garage and a private and enclosed garden to rear. Located in a great area for schools, shops, road links and public transport we highly recommend an early internal inspection.

Ground Floor

Entrance Hall

Composite entrance door to the front, door to the lounge, laminate wood flooring and stairs to the first floor.

Lounge

4.12m x 4.09m (13' 6" x 13' 5") UPVC double glazed window to the front, wooden feature fireplace surround, radiator, under stairs storage, door to the kitchen and opening to the dining room.

Dining Room

2.79m x 2.46m (9' 2" x 8' 1") Radiator, opening to the lounge and door to the orangery.

Orangery

6.15m x 3.49m (20' 2" x 11' 5") Tiled floor, underfloor heating, uPVC double glazed windows to the side and rear with fitted blinds, French doors to the rear garden.

Kitchen

3.68m x 2.78m (12' 1" x 9' 1") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height double electric oven, gas hob with extractor over, tiled floor, uPVC double glazed window to the rear and door to the utility room.

Utility Room

Worksurfaces, wall mounted combination boiler, radiator, tiled floor, plumbing for washing machine, space for tumble dryer, door to WC and external uPVC stable door to the side.

WC

WC, vanity sink unit, radiator, tiled floor and obscured uPVC double glazed window to the rear.

First Floor

Landing

Airing cupboard, access to the partly boarded attic, doors to all bedrooms and family bathroom.

Bedroom 1

3.48m x 3.07m (11' 5" x 10' 1") UPVC double glazed window to the front, fitted sliding door wardrobe, radiator and door to the en suite.

En Suite

White 3 piece suite comprising of WC, vanity sink unit and shower cubicle with mains fed shower. Radiator and obscured uPVC double glazed window to the front.

Bedroom 2

3.48m x 3.09m (11' 5" x 10' 2") UPVC double glazed window to the rear, radiator.

Bedroom 3

3.03m x 2.44m (9' 11" x 8' 0") UPVC double glazed windows to the front and side, radiator.

Bedroom 4

2.69m x 2.66m (8' 10" x 8' 9") UPVC double glazed window to the rear, radiator.

Bathroom

White 3 piece suite comprising of WC, pedestal sink and panelled bath with electric shower over. Tiled floor, radiator and obscured double glazed window to the rear.

Outside

The front of the property is enclosed by timber fences and brick wall and comprises of flower bed borders with a range of plants & shrubs, electric car charger point, paved driveway leading to the garage which is fitted with power, lighting and up and over door. The rear garden comprises of a paved patio and turfed lawn with timber fences around the perimeter.