

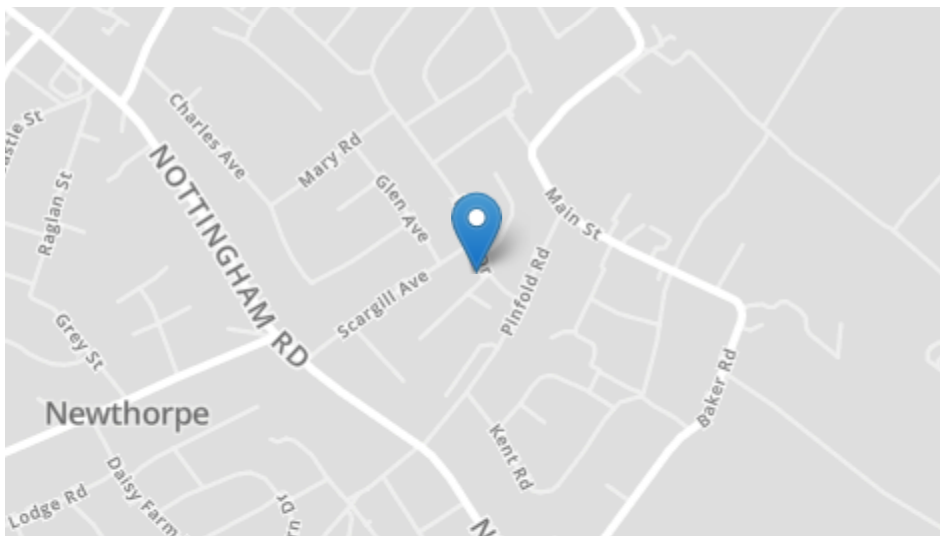
Valley Drive, Newthorpe, NG16 2DT

£325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- West Facing Garden
- Excellent Road & Public Transport Links
- Popular Residential Location
- Well Presented Throughout

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26814355

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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* FAMILY FAVOURITE \*\*\* Standing proudly on the corner of Valley Drive & Brook Close, this detached home in Newthorpe offers a great amount of indoor and outdoor space, making it a great choice for families wanting a long term home. The property has undergone a number of recent improvements including a re fitted kitchen and is tastefully presented throughout. The ground floor accommodation comprises in brief; entrance hall, WC, spacious lounge, separate dining room and a breakfast kitchen fitted with high gloss units and integrated appliances. On the first floor, the landing leads to the family bathroom and four double bedrooms - two of which have fitted bedroom furniture. Outside, the well maintained garden has a paved patio area, turfed lawn with established borders and a timber decking area. There is the added bonus of a enclosed side patio which would be perfect for a hot tub or segregated play area for the little ones. To the front of the property there is a further, well maintained lawned garden and a double driveway leading to the integral garage. Shops & schools are within walking distance and a wider range of amenities and bus stops can be found at 'Hilltop', which is a 10 minute walk away. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance

Full height obscured uPVC double glazed window and composite entrance door, stairs to first floor, under stairs storage, Karndean flooring, storage cupboard, radiator. Doors to lounge, WC & dining kitchen.

### WC

WC, vanity sink unit, ceiling spotlights, radiator. Obscured uPVC double glazed window to the front.

### Lounge

5.93m x 3.58m (19' 5" x 11' 9") UPVC double glazed bay window to the front, electric fire & fire place surround, 2 radiators and French doors to the dining room.

### Dining Room

3.19m x 2.65m (10' 6" x 8' 8") UPVC double glazed window to the rear, Karndean flooring, radiator. Door to the kitchen diner.

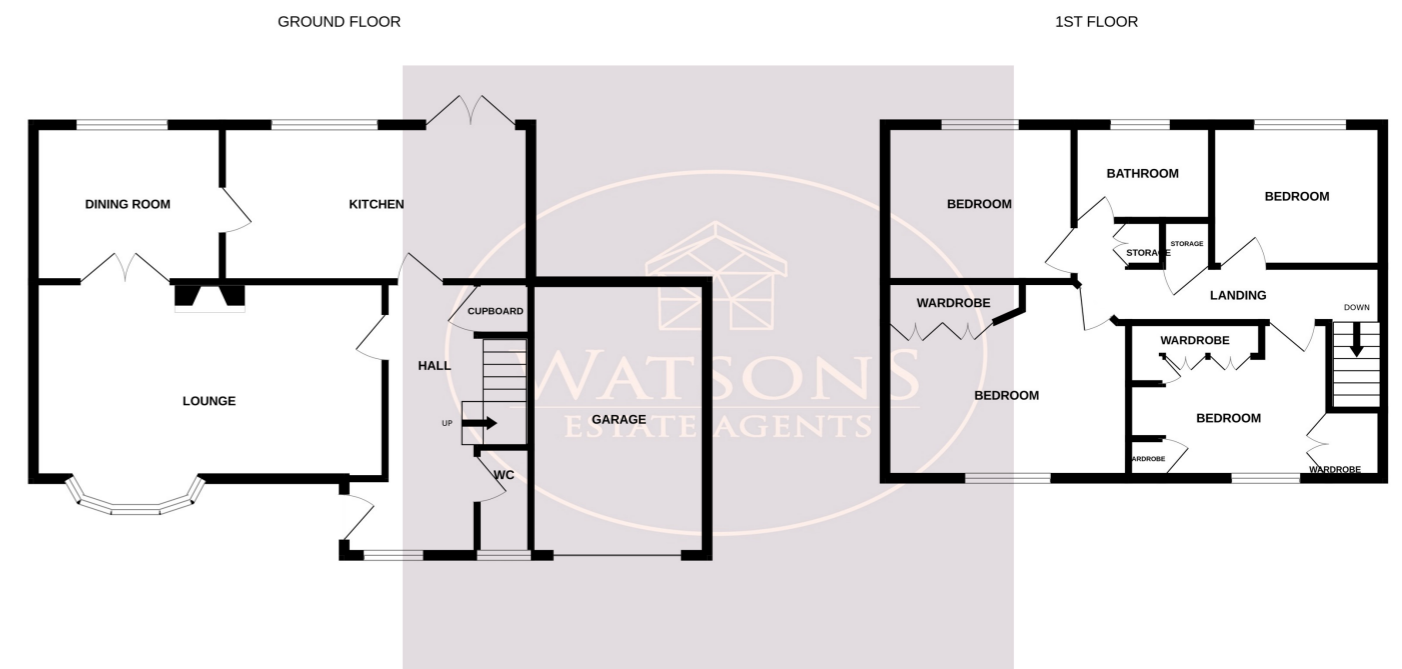
### Kitchen Diner

5.21m x 2.64m (17' 1" x 8' 8") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include waist height oven & grill, halogen hob with extractor over, dishwasher, washing machine & fridge/freezer. Breakfast bar, ceiling spotlights, Karndean flooring, uPVC double glazed window & French doors to the rear.

## First Floor

### Landing

Access to the attic (partly boarded) with drop down ladder, cupboard housing the hot water tank, ceiling spotlights. Doors to all bedrooms & bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Bedroom 1

3.92m x 3.23m (12' 10" x 10' 7") UPVC double glazed window to the front, a range of fitted furniture and radiator.

### Bedroom 2

3.39m x 3.03m (11' 1" x 9' 11") UPVC double glazed window to the front, fitted wardrobes, built in storage cupboard and radiator.

### Bedroom 3

3.22m x 2.65m (10' 7" x 8' 8") UPVC double glazed window to the rear and radiator.

### Bedroom 4

2.74m x 2.66m (9' 0" x 8' 9") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath with electric shower over. Ceiling spotlights, obscured uPVC double glazed window to the rear and radiator.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A paved driveway provides ample off road parking for multiple cars leading to a single garage with up & over door. Other features include an external power point. The West facing rear garden comprises a paved patio, timber decking seating area leading up to a lawn and flower bed borders with a range of plants & shrubs, an external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.