

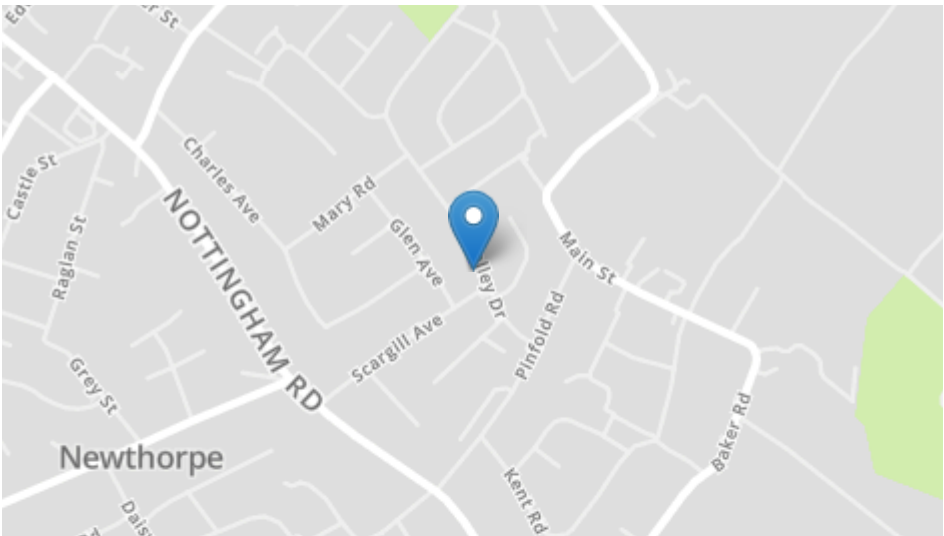
Valley Drive, Newthorpe, NG16 2DT

£270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 House
- 3 Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Conservatory
- Driveway & Garage
- Landscaped Front & Rear Gardens
- Close Proximity to Eastwood and Giltbrook Amenities
- No Upward Chain

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 - 28865414

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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

0115 938 5577  
8am-8pm - 7days





\*\*\* PUT YOUR OWN STAMP ON IT! \*\*\* Set in this particularly popular part of Newthorpe, this excellent 3 bed detached home is a great option with NO UPWARD CHAIN. It has been well maintained, so whether up sizing, down-sizing or even a first time buyer, it is worth viewing to see how you can put your own stamp on it. The accommodation in brief comprises: entrance hall, lounge/diner, kitchen conservatory, upstairs landing to the 3 bedrooms and shower room. Outside, the slightly elevated plot has a driveway and garage to the front providing off street parking and a modest rear lawn requiring little maintenance. A wealth of amenities are nearby, including shops, schools & parks, as well as excellent transport links. Call our team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC entrance door and windows to the front. Doors to the lounge/diner and kitchen, stairs to the first floor.

Lounge/Diner

7.12m x 3.52m > 2.59m (23' 4" x 11' 7" > 8' 6") UPVC double glazed bay window to the front, brick built feature fireplace surround with inset electric fire, 2 radiators, door to the kitchen and sliding patio doors to the conservatory.

Kitchen

2.95m x 2.86m (9' 8" x 9' 5") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including; fridge and freezer. Plumbing for washing machine, space for cooker, tiled floor, fully tiled walls and cupboard housing the combination boiler. UPVC double glazed windows to the side and rear, under stairs storage cupboard and door to the rear garden.

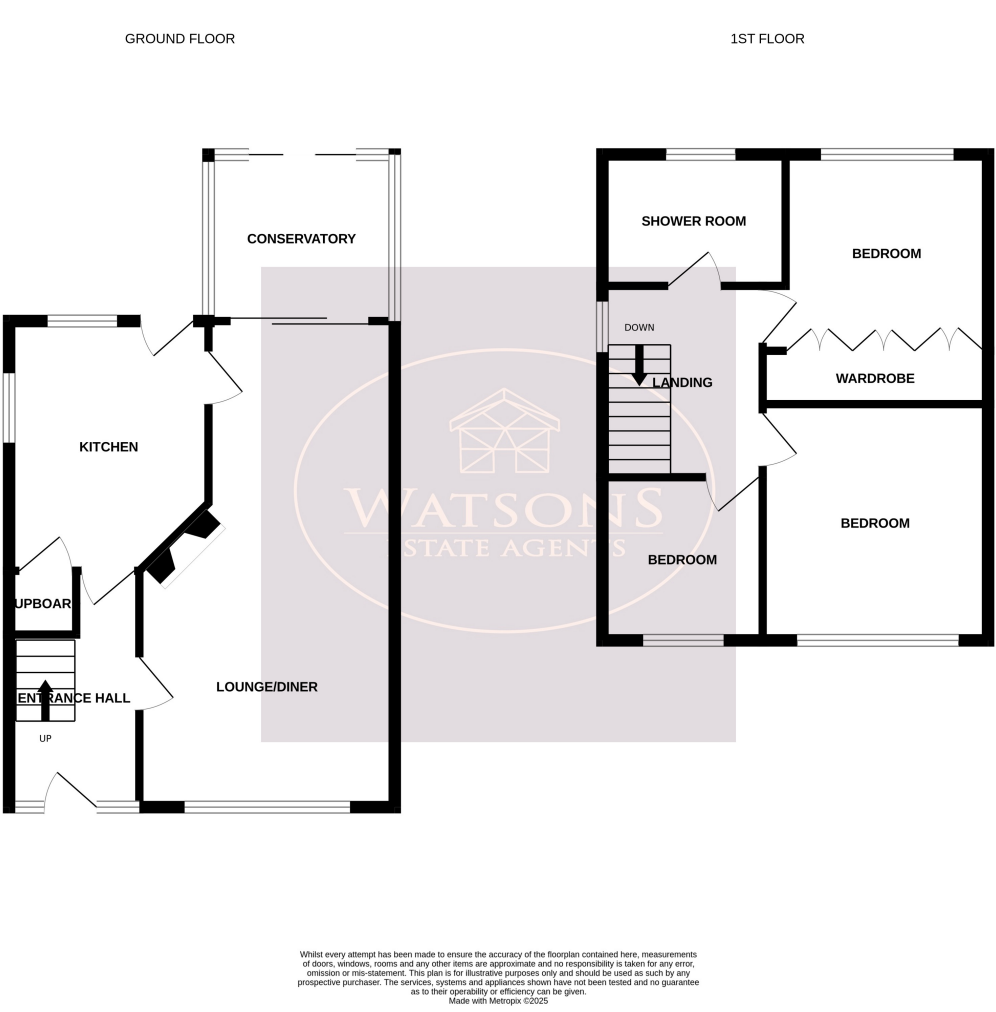
Conservatory

UPVC double glazed construction with windows to the sides and rear. Tiled flooring and sliding patio doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the fully boarded attic via drop down ladder. Doors to all bedrooms and the shower room.



Bedroom 1

3.49m x 3.39m (11' 5" x 11' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

3.4m x 2.9m (11' 2" x 9' 6") UPVC double glazed window to the rear, radiator and fitted wardrobes and cupboard housing the hot water tank.

Bedroom 3

2.28m x 2.03m (7' 6" x 6' 8") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Fully tiled walls, chrome heated towel rail, extractor fan and obscured uPVC window to the rear.

Outside

The front of the property is palisaded by stone wall and comprises tiered flower bed borders with a range of plants and shrubs, steps leading to the entrance door and concrete driveway leading to the garage fitted with power. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio seating area with steps leading to a turfed lawn, flower bed borders with a range of plants of shrubs and timber shed.