

Broad Valley Drive, Bestwood Village, NG6 8XA

£375,000



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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 - 28362265



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms & Garden Room
- En Suite, Family Bathroom & Downstairs WC
- Driveway & Garage
- West Facing Rear Garden
- Cul De Sac Location
- Favoured School Catchments
- Countryside Walks Nearby

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



MORE THAN MEETS THE EYE A fabulous four bedroom detached family home in the popular Bestwood village with surrounding countryside, excellent transport links and Bestwood Country Park on your doorstep. Set over three floors, with ample space for all the family, this home is not to be missed. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, garage, kitchen. To the lower ground floor, family room and utility. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway to the front and access to the garage, and garden to the rear. Located in Bestwood village, walks and countryside are on your doorstep, along with the country park. There are excellent transport links and commuter routes close by, giving ease of access to Nottingham city centre, the City Hospital, and the surrounding towns. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor, under stairs storage and doors to the lounge, WC and breakfast kitchen.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to front.

Lounge

5.21m x 3.33m (17' 1" x 10' 11") UPVC double glazed window to the front, wood effect laminate flooring, radiator and French doors to the dining room.

Dining Room

3.95m x 3.07m (13' 0" x 10' 1") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Dining Kitchen

4.51m x 3.96m (14' 10" x 13' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over, fridge and freezer. Radiator, tiled flooring, 2 uPVC double glazed windows to the rear. Stairs down to the lower ground floor.

Lower Ground

Family room.

6.21m x 3.25m (20' 4" x 10' 8") Tiled floor, radiator, uPVC double glazed window to the rear, French doors to the rear garden, storage cupboard and utility room.

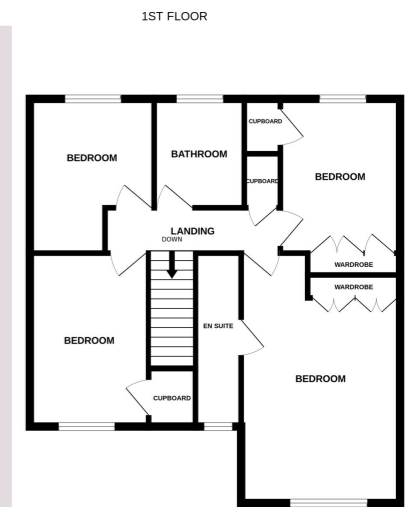
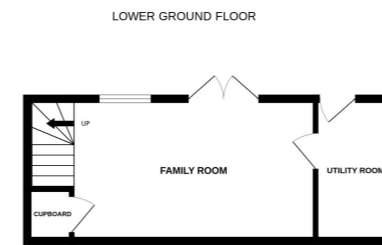
Utility Room

3.25m x 1.78m (10' 8" x 5' 10") A range of matching wall & base units, work surfaces incorporating an inset sink. Plumbing for washing machine and door to the rear.

First Floor

Landing

Airing cupboard, access to the attic and doors to all bedrooms and 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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Primary Bedroom

5.57m x 3.28m (18' 3" x 10' 9") UPVC double glazed window to the front, fitted wardrobe and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Ceiling spotlights and obscured uPVC double glazed window to the front.

Bedroom 2

3.44m x 2.57m (11' 3" x 8' 5") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

2.89m x 2.53m (9' 6" x 8' 4") UPVC double glazed window to the front, radiator and built in storage cupboard.

Bedroom 4

3.37 max m x 2.47m (11' 1" x 8' 1") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a turfed lawn and plum slate beds. A tarmac driveway provides ample off road parking leading to the single garage with up & over door and power. The rear garden comprises a paved patio seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.