



CROFTS ESTATE AGENTS

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IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER


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ESTATE AGENTS



**32 Valda Vale
Immingham
DN40 2ED**

**Offers in the Region
Of £220,000**

Situated in a popular residential area of Immingham, this beautifully presented three-bedroom detached bungalow offers a perfect blend of modern living and versatile space, ideal for a range of lifestyles. The bungalow boasts a spacious and light-filled interior, featuring a stylish open-plan kitchen-diner, lounge, conservatory, three well-proportioned bedrooms and a modern shower suite. Each room is thoughtfully designed to maximise comfort and functionality, making it easy to adapt the space to suit your needs. Adding to its appeal is the fantastic outdoor area, which includes a dedicated outdoor cabin. This charming addition is perfect for entertaining family and friends, enjoying summer evenings, or simply relaxing in your own private retreat. With its modern design, flexible layout, and attractive outdoor features, this property presents an exceptional opportunity for anyone looking to enjoy the convenience and comfort of bungalow living in Immingham. Additionally, the property also has planning permission approved for a single storey extension, Planning reference - DM/0756/24/FUL

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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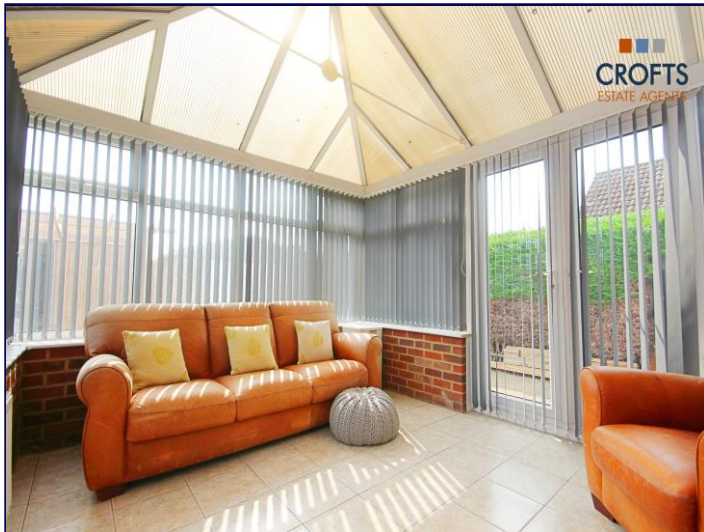
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Lounge

9' 3" x 10' 1" (2.82m x 3.07m)

Adjacent to the conservatory, this versatile space creates a great spot to relax and unwind. Benefitting from carpeted flooring, column radiator and uPVC window to the side elevation.

Kitchen/Diner

9' 3" x 19' 0" (2.82m x 5.79m)

This modern kitchen boasts base and wall mounted units, integral double oven and fridge-freezer, induction hob with extractor above and one and a half sink with drainer. There is also LED lighting, laminate flooring and uPVC window and door to the side.

Conservatory

9' 3" x 12' 4" (2.82m x 3.76m)

Benefitting from tiled flooring, tri aspect uPVC windows, power and lighting and patio doors which open out to the garden.

Bedroom 1

10' 0" x 12' 0" (3.05m x 3.65m)

Bedroom one briefly comprises of carpeted flooring, built in storage, radiator, modern decor and dual aspect uPVC windows.

Bedroom 2

10' 1" x 10' 8" (3.07m x 3.25m)

Bedroom two briefly comprises of carpeted flooring, radiator and dual aspect uPVC windows.

Bedroom 3

7' 6" x 11' 0" (2.28m x 3.35m)

Bedroom three briefly comprises of carpeted flooring, radiator, neutral decor, built in storage and uPVC window to the side elevation.

Shower Room

5' 10" x 8' 1" (1.78m x 2.46m)

This modern three piece shower suite consists of a shower cubical with decorative wall tiles, WC, vanity basin, towel rail radiator and uPVC window to the side elevation.

Externally

Adding to its appeal is the fantastic outdoor area, which includes a dedicated outdoor cabin. This charming addition is perfect for entertaining family and friends, enjoying summer evenings, or simply relaxing in your own private retreat. The cabin also benefits from vinyl flooring, a bar area, power, lighting and uPVC window. Additionally the rear garden offers a patio area with pergola perfect for al-fresco dining, single garage and ample off road parking.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

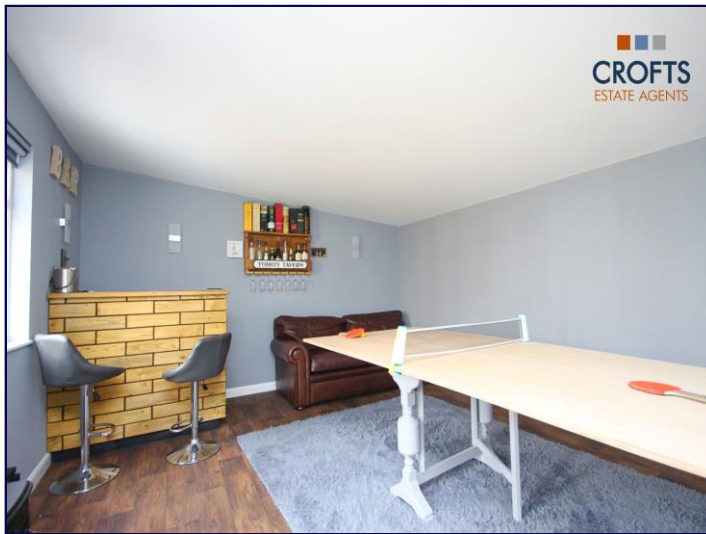
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**OFFICE HOURS**

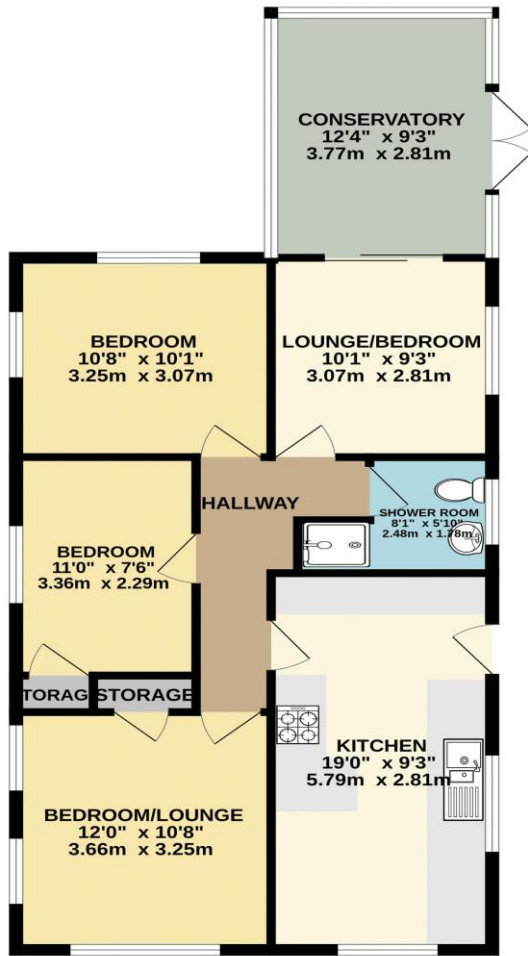
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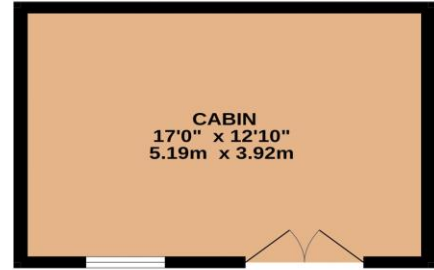




GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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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