



**Valley Prospect, Newark, NG24 4QU**



**welcome to**

**Valley Prospect, Newark**

**MOVE STRAIGHT IN!**

This two double bedroom detached bungalow is located on a delightful, quiet cul-de-sac area of Valley Prospect, within easy walking distance of Sconce Park with the River Trent running alongside and a country walk into Newark.



### **Entrance Hall**

Leading through an obscured glazed uPVC door into the hallway with carpeted flooring, loft access, storage cupboard and radiator. Access into the living room, bedroom one, bedroom two, dining room and bathroom.

### **Living Room**

11' 2" x 15' ( 3.40m x 4.57m )

A dual aspect living room with electric fire, carpeted flooring and double glazed windows to the front and side.

### **Dining Room**

6' 10" x 10' 10" ( 2.08m x 3.30m )

Accessed via the hallway and kitchen with carpeted flooring, radiator and double glazed window to the rear.

### **Kitchen**

10' 9" max x 8' 9" max ( 3.28m max x 2.67m max )

A newly fitted modern kitchen with a range of low and eye level units, part tiled walls, vinyl flooring, BOSCH gas hob, BOSCH electric oven, extractor hood, stainless steel sink and drainer, plumbing and space for a washing machine, space for fridge/freezer, boiler housing and radiator. In addition there is a double glazed window to the side and a part glazed uPVC door to the conservatory.

### **Conservatory**

15' 9" x 6' 1" ( 4.80m x 1.85m )

A fantastic addition to the rear of the property with vinyl flooring, double glazed window to the side and rear, plus a door leading out to the paved patio area.

### **Bedroom One**

10' 11" max x 11' 6" max ( 3.33m max x 3.51m max )

A spacious DOUBLE bedroom with carpeted flooring, built in storage, radiator and double glazed window to the rear.

### **Bedroom Two**

8' 10" x 9' 6" to built in storage ( 2.69m x 2.90m to built in storage )

A fantastic DOUBLE bedroom with carpeted flooring, built in storage, radiator and double glazed window to the front.

### **Bathroom**

A newly fitted modern three piece bathroom with part tiled walls, WC, vanity unit with wash hand basin, walk in shower cubicle, heated towel rail, extractor, vinyl flooring and obscured window to the side.

### **Outside**

#### **Front Garden**

The front of the property benefits from a low level brick wall, laid to lawn area, flower borders, paved path to the side and driveway leading to the garage.

#### **Rear Garden**

A fantastic low maintenance rear garden with paved patio, pebbled area with planting and access to the driveway and garage,

#### **Garage**

Single garage with manual up and over door, windows and pedestrian door to the side.

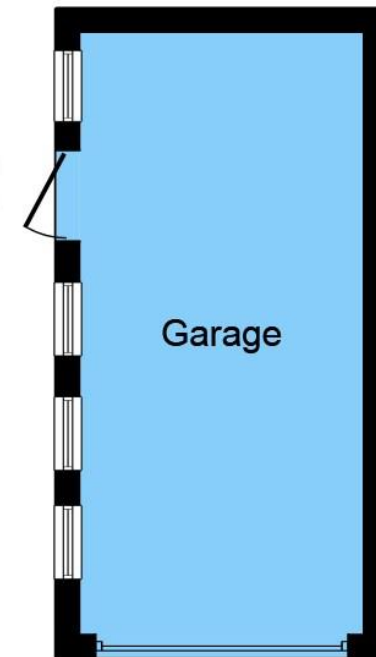


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**Floor Plan**



**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Valley Prospect, Newark

- TWO BEDROOM DETACHED BUNGALOW
- LOUNGE, DINING ROOM & CONSERVATORY
- LARGE GARAGE, ROOM FOR UTILITY AREA
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

Tenure: Freehold

EPC Rating: D

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK104845 - 0011

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