

# Valmont Road

Nottingham  
NG5 1GA

Guide Price: £300,000 -  
£325,000



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0115 841 1155



- Traditional Detached House
- Three Bedrooms
- Modern Kitchen/Dining Room
- Spacious Living Room
- Family Bathroom
- Substantial Southerly Facing Rear Garden
- Delightful Patio Area
- Off-Street Parking, Garage
- Sought After Location
- Plenty Of Storage Space
- Total Area: Approx. 99.0 sq. metres (1065.3 sq. feet)
- EPC Rating D
- Viewing Recommended



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Valmont Road, Nottingham, NG5 1GA

### Key Features

FHP Living are favoured with instruction to market this fabulous detached home nestled in a quiet cul-de-sac in close proximity to Nottingham City Centre, local amenities, schools and parks, making it perfect for families. This beautifully presented property offers spacious living and a good sized garden ideal for family activities and entertaining. Boasting a contemporary interior and traditional exterior charm, this property is perfect for those seeking a comfortable and stylish home.

On entering the property you are greeted by a bright and spacious hallway featuring elegant wood panelling and chandelier, setting the tone for the rest of the home.

The cozy living room boasts a bay window, flooding the space with natural light and offering a warm and inviting atmosphere.

Turning to the heart of the home, this modern kitchen is equipped with high-end appliances, sleek countertops, and an island with breakfast bar seating, perfect for family gatherings and entertaining. Featuring an open-plan dining area, adjacent to the kitchen, this area offers a seamless flow and with a charming view of the garden.

Ascending to the first floor, you will find three comfortable bedrooms. The master bedroom includes built-in wardrobes and large windows. There is a stylish contemporary bathroom which is a true sanctuary, featuring a freestanding bathtub, a walk-in shower, and elegant tiling for a spa-like experience.

To the outside, there is an expansive private southerly facing rear garden offering a serene escape with ample space for outdoor activities. It includes a unique bar area and a children's play zone making it perfect for families. The garden also features a patio area ideal for barbecues and alfresco dining, surrounded by well-maintained greenery.

To the rear of the property, you'll find a convenient driveway and a well-maintained lawned area. Additionally, there is a freestanding garage, providing ample storage and secure parking space.

Don't miss out on the opportunity to make 32 Valmont Road your new family home. Viewing recommended.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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**Ground Floor**  
Approx. 50.8 sq. metres (547.2 sq. feet)



**First Floor**  
Approx. 48.1 sq. metres (518.1 sq. feet)



**Total area: approx. 99.0 sq. metres (1065.3 sq. feet)**



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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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