



26 Valley Drive  
Newthorpe Nottingham NG16 2DT  
**£285,000**

## 26 Valley Drive

### Newthorpe Nottingham NG16 2DT

**\*\*Stunning Three-Bedroom Detached Bungalow in Highly Sought-After Newthorpe\*\***

Discover this charming and modern three-bedroom detached bungalow located in the desirable area of Newthorpe. Perfectly designed for comfortable living, the interior features a bright and contemporary breakfast kitchen, a cosy lounge with log burner, conservatory, three bedrooms, and a family bathroom.

Outside, the property boasts a block-paved driveway leading to a convenient storage garage. The tranquil rear garden is an oasis of calm, complete with decking and a charming summer house ideal for relaxing or entertaining.

Nestled in a popular neighborhood, Newthorpe offers excellent amenities, including proximity to Ikea Retail Park. Commuters will appreciate the easy access to the A610 and M1 Motorway, making travel a breeze. Families benefit from good local schools and a welcoming community atmosphere.

Don't miss this fantastic opportunity to make Valley Drive your new home. Contact us today to book a viewing!





### Entrance Hallway

L-shaped hallway, doors off, loft hatch & double glazed door & side panels to the side elevation.

### Breakfast Kitchen

11'4" x 10'11" (3.45m x 3.33m)

Range of wall base & drawer units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric double oven, induction hob with extractor over, wine cooler, space for fridge & freezer, space for washing machine, spot lights, radiator & two double glazed windows to the side & front elevations.

### Lounge

16'2" x 11'7" (4.93m x 3.53m)

Fireplace with multi fuel burner, coving to ceiling, TV point, radiator, carpet flooring & double glazed window to the front elevation.

### Bedroom One

11'8" x 11'1" (3.56m x 3.38m)

Solid wood flooring, coving to ceiling, radiator & double glazed patio doors into conservatory.

### Conservatory

10'4" x 8'11" (3.15m x 2.72m)

Double glazed conservatory, power & lighting, laminate flooring & double glazed French doors to the rear garden.

### Bedroom Two

11'2" x 9" (3.40m x 2.74m)

Laminate flooring, radiator & double glazed French doors to the rear garden.

### Bedroom Three

8'7" x 7'5" (2.62m x 2.26m)

Coving to ceiling, carpet flooring, radiator & double glazed window to the side elevation.



### Bathroom

5'7" x 5'6" (1.70m x 1.68m)

Panelled bath with mains feed rainforest shower over, shower curtain, low flush WC, wash hand basin, fully tiled walls, tiled flooring, vertical radiator & frosted double glazed window to the side elevation.

### Outside

#### Frontage

Block paved frontage & driveway, fence boundary, wrought iron gates to side, cold water tap & wrought iron gate & wooden gate to the rear garden.

#### Rear Garden

Artificial grass, power & lighting, steps up to wooden decking, small lawn area with stocked borders, wooden summer house & fence boundary.



### Large Storage Area (Formerly Garage)

11'6" 9'3" (3.51m 2.82m)

Power & lighting, electric garage door.

### Utility Area

9'7" x 7'8" (2.92m x 2.34m)

Power & lighting, space for dryer, space for fridge/freezer, worktop & door to rear garden.



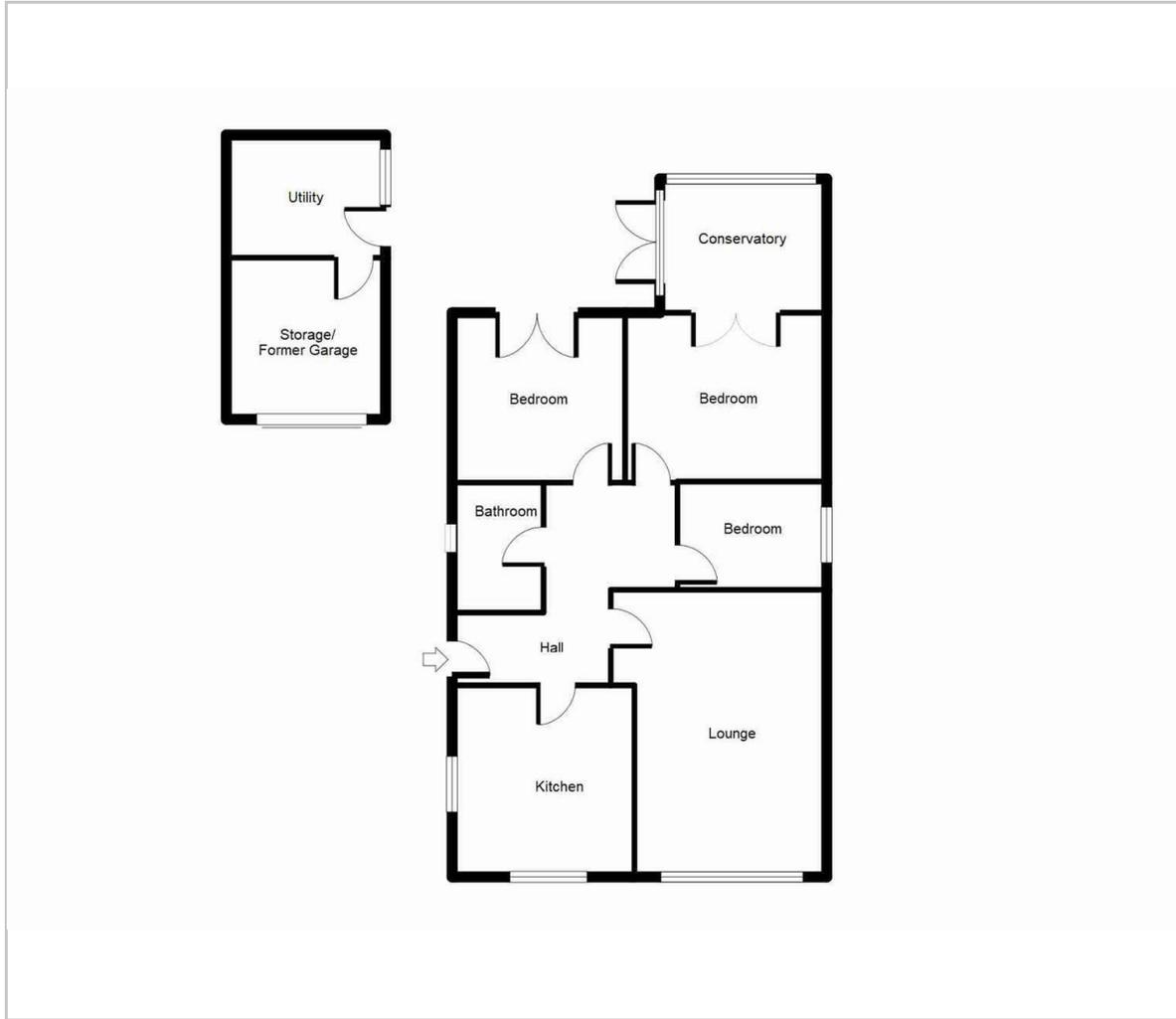
### N.B

Boarded loft housing boiler (installed Feb 2024)





## Floor Plan



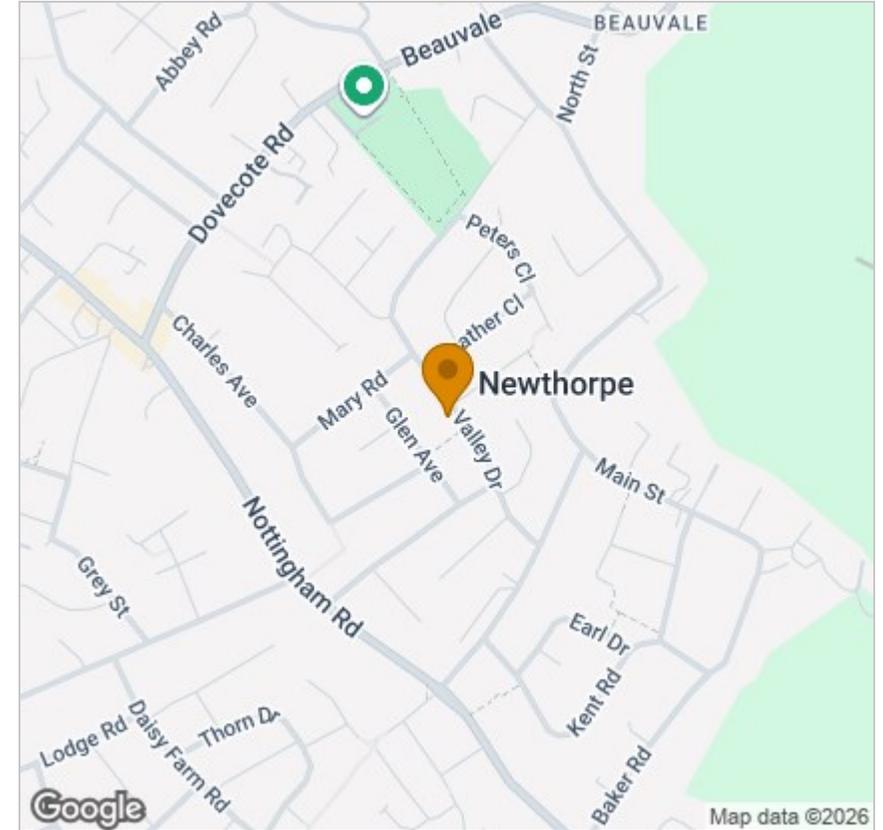
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
 Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)

## Area Map



## Energy Efficiency Graph

