

Valley Drive
Newthorpe Nottingham

burchell edwards

Valley Drive
Newthorpe Nottingham NG16 2DT

for sale
£315,000







Property Description

Situated on the popular Valley Drive in Newthorpe, this well-presented three-bedroom chalet bungalow offers spacious and versatile accommodation, ideal for a range of buyers.

The property is entered via the side elevation into a welcoming entrance hall, leading to a generous living room with a large bay window and feature fireplace with log burner. The stylish fitted kitchen offers a range of wall and base units with granite worktops, integrated appliances and opens into a bright conservatory/dining area with French doors onto the rear garden. Completing the ground floor is a modern bathroom and bedroom three.

To the first floor are two well-proportioned double bedrooms, providing flexible sleeping accommodation.

Externally, the property benefits from a generous block-paved frontage providing ample off-road parking. To the rear is an enclosed garden with a block-paved patio, lawn and separate timber shed. A particular highlight is the substantial garden room/home office, offering a fantastic, versatile space for home working, entertaining or relaxing, with French doors overlooking the garden.

Entrance Hall

Entered via a side elevation front door, the welcoming entrance hall features wood-effect flooring, cloak cupboard, understairs storage, stairs rising to the first floor and doors providing access to the ground floor accommodation.

Living Room

A spacious and bright living room featuring a large bay window to the front elevation, wood-effect flooring, radiator and a feature fireplace with log burner, with ample space for a range of lounge furniture.

Kitchen

A stylish fitted kitchen featuring a range of wall and base units with contrasting Granite work surfaces, inset sink and integrated dishwasher, oven and microwave. Open-plan access leads through to the conservatory, creating a bright and practical space.

Conservatory

A bright and spacious conservatory with a glazed roof and windows overlooking the rear garden, providing ample space for dining furniture, with French doors opening onto the garden.

Bathroom

A modern ground floor bathroom comprising a panelled bath with shower over, wash hand basin with vanity storage and low-level WC, complemented by tiled walls and a window providing natural light.

Bedroom Three

A well-proportioned ground floor bedroom featuring a window to the front elevation, radiator and carpeted flooring, with ample space for bedroom furniture.

Bedroom One

A spacious double bedroom with a window to the front elevation, carpeted flooring, fitted wardrobes and drawers and ample space for a range of bedroom furniture.

Bedroom Two

A well-proportioned double bedroom featuring a window to the rear elevation, carpeted flooring and ample space for bedroom furniture.

Externals

Front Garden

A generous block-paved frontage providing ample off-road parking, with gated access leading to the side of the property and through to the rear garden.

Rear Garden

An enclosed rear garden featuring a block-paved patio and lawn, ideal for outdoor seating and entertaining. The garden also benefits from a substantial garden room/home office, providing a versatile additional space with French doors and windows overlooking the garden, plus a separate timber shed.

Garden Room / Office

A spacious and versatile garden room, ideal for use as a home office, entertainment room or additional reception space, featuring wood-effect flooring, recessed lighting, radiator, multiple windows and French doors opening directly onto the rear garden.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







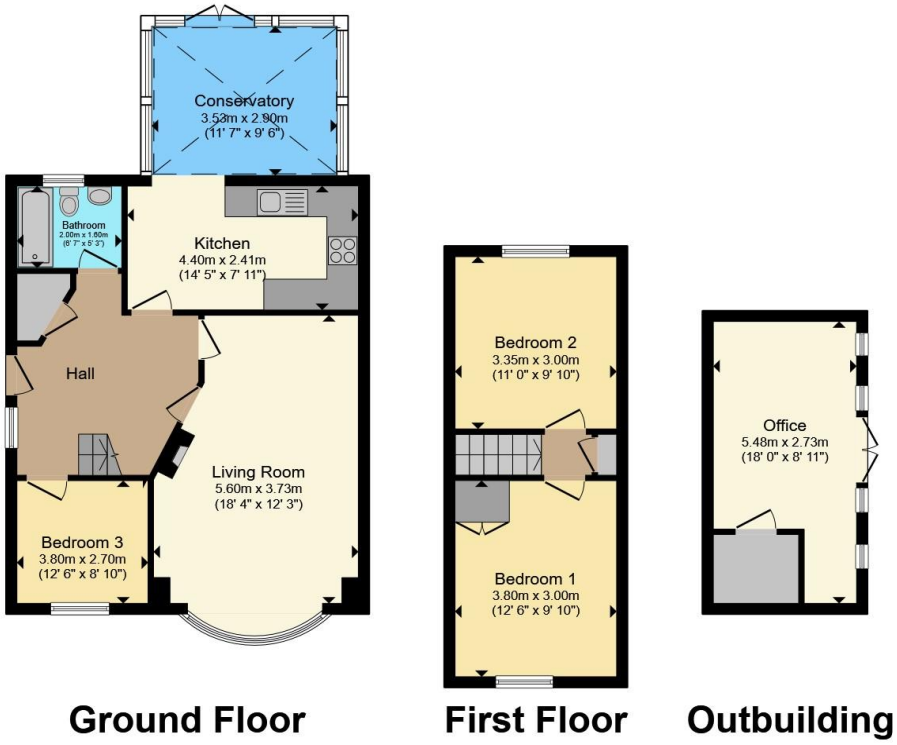












Total floor area 90.0 m² (969 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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