Robert Ellis

look no further. . .

Broad Valley Drive
Bestwood Village, Nottingham NG6
8XA

FOUR/FIVE BEDROOM DETACHED FAMILY HOME IN A CUL-DE-SAC LOCATION

Offers Over £360,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOM DETACHED FAMILY HOME, occupying a generous corner plot within a quiet and sought-after cul-de-sac location in Bestwood Village. Offered to the market with NO ONWARD CHAIN, the property is ideal for buyers looking for a home that is ready to move straight into.

The accommodation comprises an inviting entrance hallway with access to a bay-fronted living room, featuring a fireplace and providing a warm and welcoming space. The living room opens into a separate dining room, ideal for family meals and entertaining, which in turn leads through sliding patio doors into a spacious conservatory enjoying views over and access to the rear garden.

The modern fitted kitchen is well equipped with a range of units and integrated appliances and is complemented by a separate utility room providing additional storage and workspace. There is also a ground floor cloakroom/WC and a useful office/study/Bedroom, offering excellent flexibility for home working or additional reception space.

To the first floor are four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, along with a modern family bathroom serving the remaining bedrooms.

Outside, the property sits on an attractive corner plot with gardens to both the front and rear. The front garden is mainly laid to lawn and benefits from gated side access, while the driveway provides ample off-road parking and access to a detached garage. The enclosed rear garden is thoughtfully landscaped with a lawn, raised decked seating area, mature planting and garden shed, making it ideal for outdoor entertaining.

The property is superbly positioned, offering convenient access to a range of local amenities, reputable schools, shops and excellent public transport links. Residents will also enjoy easy access to Mill Lakes and Bestwood Country Park, providing picturesque countryside walks. The tram is within comfortable walking distance, delivering direct services into Nottingham City Centre, along with straightforward links into Hucknall.

AN EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED to fully appreciate the size, condition and location of this excellent family home.

Entrance Hallway
6' x 16'3 approx (1.83m x 4.95m approx)
UPVC double glazed entrance door to the front elevation with UPVC double glazed window to the side, laminate floor covering, wall mounted radiator, coving to the ceiling, ceiling light point, staircase leading to the first floor landing, understairs storage cupboard providing useful additional storage space, panelled doors leading off to:

Fitted Kitchen
13'8 x 10'11 approx (4.17m x 3.33m approx)
A range of matching wall and base units incorporating laminate roll edge worksurfaces over, 1.5 bowl stainless steel sink with mixer tap above, integrated AEG double oven, four ring stainless steel gas hob with extractor hood above, space and plumbing for a freestanding dishwasher, space and point for an American style fridge freezer, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, wall mounted radiator, UPVC double glazed window overlooking the enclosed rear garden, panelled doors leading to the entrance hallway, dining room and utility room.

Utility Room
6' x 13'6 approx (1.83m x 4.11m approx)
A range of base units incorporating laminate roll edge worksurfaces over, stainless steel sink with mixer tap above, space and plumbing for an automatic washing machine, UPVC double glazed window to the side elevation, UPVC double glazed door providing access to the enclosed rear garden, wall mounted radiator, tiling to the floor, tiled splashbacks, panelled door leading to the ground floor cloakroom, bedroom five/home office/reception three and fitted kitchen.

Ground Floor Cloakroom
2'9 x 5'07 approx (0.84m x 1.70m approx)
Low level flush WC, corner vanity wash hand basin with tiled splashbacks, tiling to the floor, wall mounted radiator, ceiling light point, coving to the ceiling, UPVC double glazed window to the side elevation.

Bedroom Five/Home Office/Reception Three
17' x 8'1 approx (5.18m x 2.46m approx)
UPVC double glazed window leaded window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

This versatile additional reception room could be utilised as a bedroom creating flexible living space for the incoming purchaser.

Dining Room
9' x 12'5 approx (2.74m x 3.78m approx)
Internal glazed French doors leading to the bay fronted living room, coving to the ceiling, ceiling light point, wooden flooring, wall mounted radiator, sliding patio doors leading through to the conservatory.

Bay Fronted Living Room
17'8 x 11'04 approx (5.38m x 3.45m approx)
UPVC double glazed leaded bay window to the front elevation, two wall mounted radiators, ceiling light point, coving to the ceiling, feature fireplace incorporating marble hearth and surround with inset electric feature fireplace, wooden flooring, internal glazed French doors leading through to the dining room, panelled door leading through to the entrance hallway.

Conservatory
12' x 9'10 approx (3.66m x 3.00m approx)
UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading to the enclosed rear garden, brick built dwarf walls, light and power.

First Floor Landing
8'1 x 13'1 approx (2.46m x 3.99m approx)
Loft access hatch, coving to the ceiling, ceiling light point, wall mounted radiator, airing cupboard housing BAXI gas central heating boiler with additional storage shelving below, panelled doors leading off to:

Family Bathroom
5'08 x 7'06 approx (1.73m x 2.29m approx)
Three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, tiled splashbacks, UPVC double glazed window to the rear elevation.

Bedroom One
14'05 x 15'08 approx (4.39m x 4.78m approx)
UPVC double glazed window to the rear elevation overlooking the rear garden, wall mounted double radiator, ceiling light point, coving to the ceiling, built-in double wardrobes providing ample additional storage space, panelled door leading to the en-suite shower room.

En-Suite Shower Room
6'10 x 7'11 approx (2.08m x 2.41m approx)
Spacious en-suite shower room benefits from having a modern three piece suite with walk-in shower enclosure featuring rainwater shower head above and additional shower hose, pedestal wash hand basin, low level flush WC, tiling to the floor, tiling to the walls, recessed spotlights to the ceiling, coving to the ceiling, UPVC double glazed window to the front elevation.

Bedroom Two
9'06 x 13'03 approx (2.90m x 4.04m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in triple wardrobes providing ample storage space, panelled door leading to en-suite shower room.

Eun-Suite Shower Room
6'10 x 4'08 approx (2.08m x 1.42m approx)
Modern three piece suite comprising walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, wall mounted radiator, linoleum floor covering, tiled splashbacks, UPVC double glazed window to the side elevation, shaver point, recessed spotlights to the ceiling, coving to the ceiling.

Bedroom Three
9'4 x 10'11 approx (2.84m x 3.33m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom Four
10' x 9'01 approx (3.05m x 2.77m approx)
UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

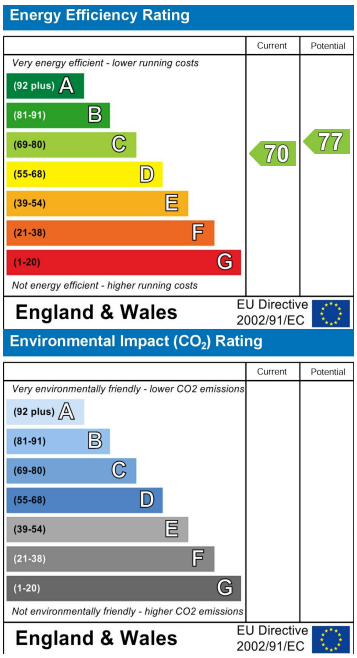
Outside

Front of Property
The property sits on a corner plot of a private cul-de-sac with a spacious driveway to the front of the property providing ample off the road vehicle hardstanding, large freestanding brick built garage with tiled apex roof, garden laid to lawn, fencing to the boundaries with mature shrubs and trees providing natural screening.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries, mature shrubs and trees planted to the borders, raised decked area providing additional seating space with additional store to the side of the property providing useful garden storage space.

Garage
13'6 x 17'9 approx (4.11m x 5.41m approx)
Up and over door to the front elevation, light, power, additional storage to roof space.

Agents Notes: Additional Information
Council Tax Band: E
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485