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**NO  
CHAIN**

**20 BROAD VALLEY DRIVE  
BESTWOOD VILLAGE  
NOTTINGHAM  
NG6 8XA**



**PRICE GUIDE £275,000 – £285,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB

**TENURE**

Freehold

- Detached Bay Fronted Property
- Three Bedrooms
- Immaculately Presented
- Modern Kitchen & Bathroom
- Three Reception Rooms
- Gated Driveway
- Versatile Detached Double Garage
- Well Maintained Front & Rear Gardens

## **20 BROAD VALLEY DRIVE, BESTWOOD VILLAGE, NOTTINGHAM**

**This high-quality detached bay fronted property is immaculately presented! Having a modern fitted kitchen and three reception rooms. Upstairs there are three bedrooms and a stylish bathroom. There is a gated driveway providing off street parking for several vehicles, well maintained front and rear gardens and a detached double garage with versatile use. We recommend early viewing of this superb property to avoid disappointment!**

Entrance door into:

### **ENTRANCE HALLWAY**

With cloaks cupboard and ceiling light point.

### **LOUNGE**

**16' x 12'9"** With double glazed boxed bay window to the front, recess with double glazed window to the side, designer integrated gas fireplace, radiator, ceiling coving and power points.



### **KITCHEN**

**14' x 9'** This kitchen certainly has the wow factor having been thoughtfully and individually designed to a bespoke specification. With a range of matching wall and base units, centre island with breakfast bar, granite effect roll top work surfaces and splash backs, 1 ½ bowl single drainer stainless steel sink with mixer tap, four ring electric hob with illuminating extractor fan over, integrated oven and grill, microwave, warming drawer, wine cooler and fridge-freezer, space and plumbing for washer-dryer and dishwasher, double glazed windows to the side and rear, power points, ceiling coving and various spot lights.



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**DINING ROOM**

8' x 9'3" With double glazed patio doors to the side perfect for opening up in the summer months and creating an outside dining space, power points, ceiling coving and ceiling spotlights.



**STUDY/PLAYROOM**

9'6" x 6'9" This is a versatile reception room with double glazed window to the rear, thermostatically controlled radiator, power points and ceiling light point.



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**STAIRS TO FIRST FLOOR LANDING**

**BEDROOM ONE**

9'9" x 11'9" A well-proportioned double bedroom with fitted wardrobes, radiator, double glazed window to the rear, power points, ceiling coving, ceiling light point and spotlights.



**BEDROOM TWO**

9' x 11'9" A further double bedroom with double glazed window to the front, recess with shelving, radiator, power points, ceiling coving and ceiling light point.





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**BEDROOM THREE**

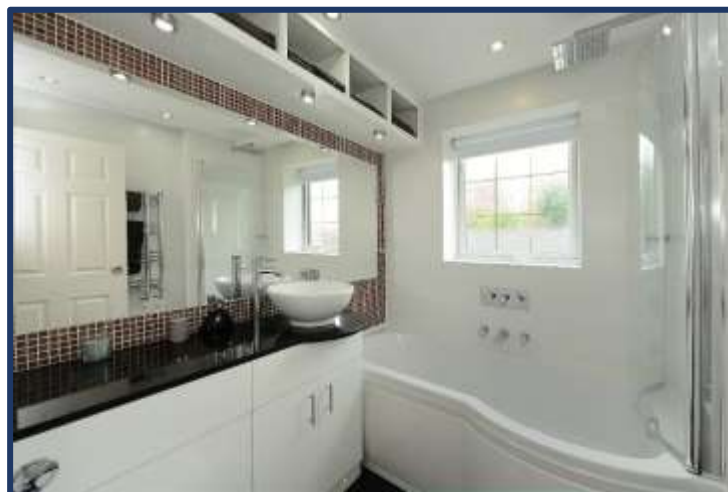
**6'8" x 8'6"** With double glazed window to the front, thermostatically controlled radiator, power points, ceiling coving, wall light point and ceiling spotlights.



With ceiling light point.

**BATHROOM**

**6' x 6'6"** This designer bathroom makes a real statement and is reflective of the standard and quality throughout the property. Having a three-piece white suite comprising close coupled W.C, wash hand bowl with mixer tap and underneath storage cupboard, bath with mixer tap and rainfall shower over, double glazed opaque window to the rear, radiator, overhead storage, wall tiling and multiple spotlights.



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### **GARAGE**

This detached double garage has been made into a versatile space. Offering traditional usage with parking for two vehicles or being a perfect space for a workshop, home office or other living area. The garage has been improved to include finished walls, floor coverings and the addition of storage cupboards, work surfaces, power points and multiple spotlights. There is access to the garage loft via a drop-down ladder which is bordered and also has power and light.



### **OUTSIDE**

To the front of the property there is a garden which is laid with artificial lawn and a block paved driveway providing parking for several vehicles. A second driveway with gated access continues to the side of the property leading to a converted detached double garage; this space provides an ideal outside seating and dining area. There is a further rear garden area which is decked and enclosed by fencing.



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**ADDITIONAL INFORMATION**

**Council Tax Band: C**

**Local Authority: Gedling Borough Council**

**Primary School: Hawthorne Primary and Nursery School**

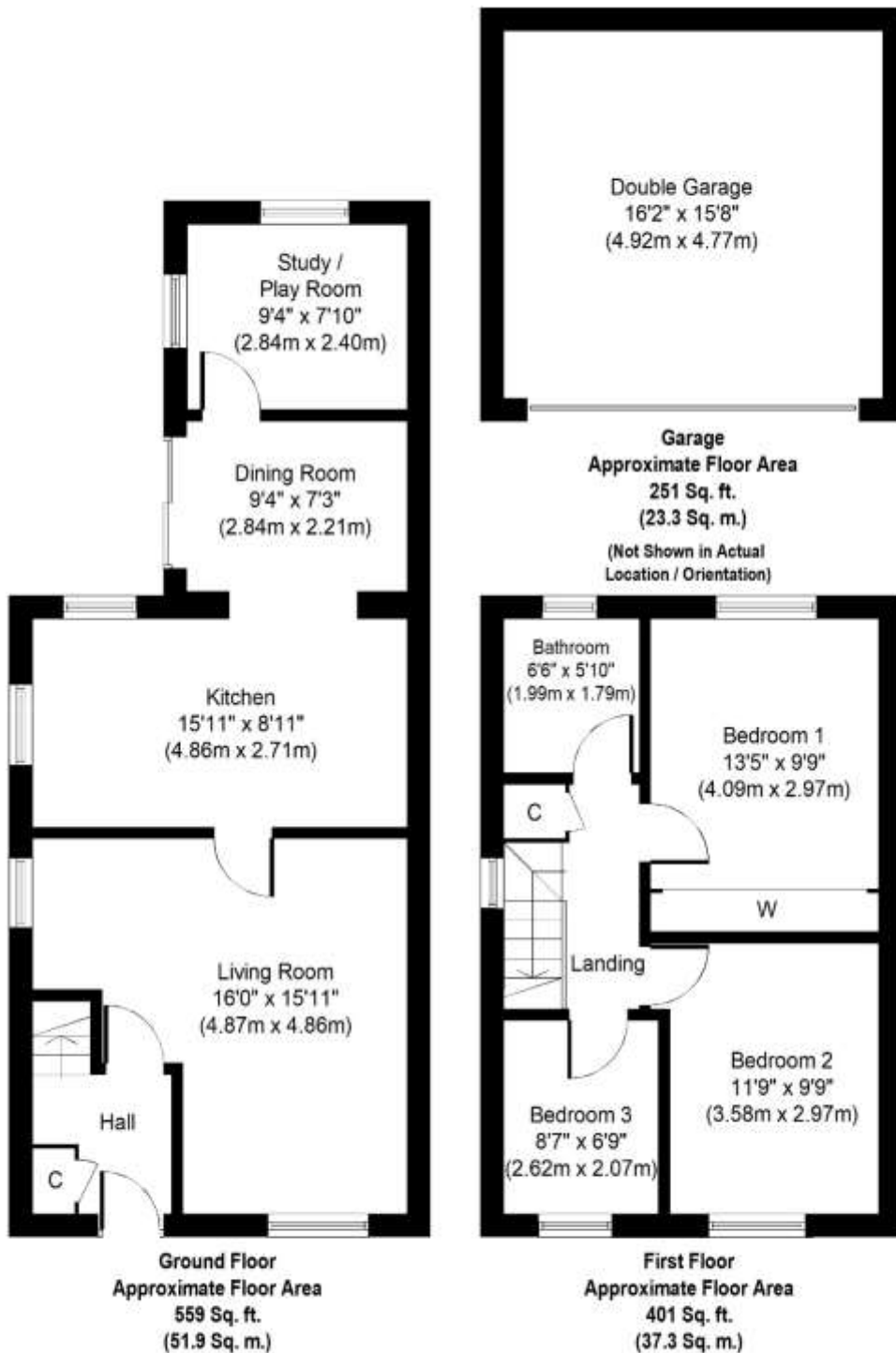
**Stamp Duty on Asking Price: £1,250.00 (Additional costs may apply if being purchased as a second property.)**

**ENERGY PERFORMANCE RATING**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**FLOOR PLAN**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.