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# Valentine Way, Great Billing, NN3 9XD

£525,000 Detached

4 3 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A well presented detached property, situated within the sought after location of Great Billing Village, benefitting from recent refurbishment work.

## Features & Utilities

- ✓ Well Presented Detached Property
- ✓ Sought After Village Location
- ✓ Four Double Bedrooms
- ✓ Re-fitted En-Suite & Bathroom
- ✓ Landscaped Gardens With Games Room
- ✓ Viewing Is Recommended To Appreciate Size Of Property & Gardens

# Property Overview

A well presented detached property, situated within the sought after location of Great Billing Village, benefitting from recent refurbishment work. The accommodation comprises entrance porch, entrance hall, cloakroom, lounge, dining room, fitted kitchen and utility room.

To the first floor there are four double bedrooms with three having built in wardrobes, re-fitted en-suite shower room and family bathroom.

Outside there are landscaped gardens to the front and rear, double width driveway leading to a double garage with newly fitted electric roller doors to the side of the property there is a games room (which offers versatile space) and a covered entertainment area with power, lights, drinks fridge and heaters.

Viewing is recommended to appreciate the size of the property and gardens and quality of workmanship.

EPC Rating: TBC. Council Tax Band: E

## GROUND FLOOR

### PORCH

### HALLWAY

### LOUNGE

### KITCHEN

### WC

### UTILITY ROOM

**DINING ROOM**

**FIRST FLOOR**

**BEDROOM (EN-SUITE)**

**BEDROOM**

**BEDROOM**

**BEDROOM**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**GARAGE**

**REAR GARDEN**

**GAMES ROOM**

**MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

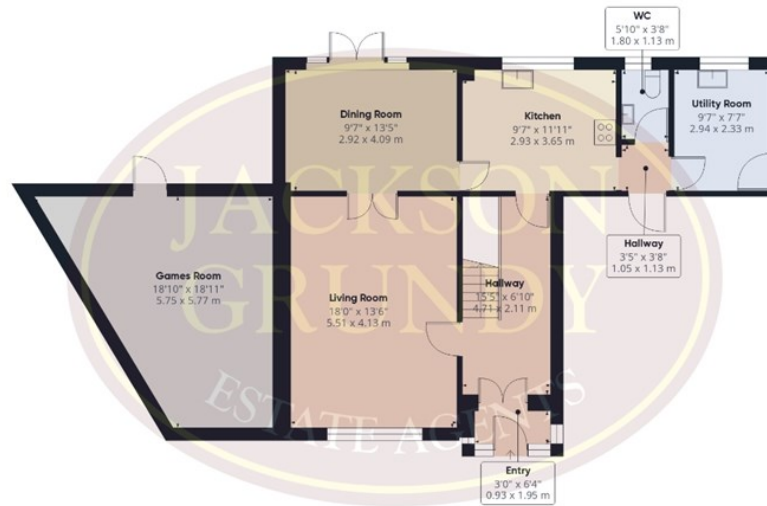
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Off-street  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way  
Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# Floorplan



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1674 ft<sup>2</sup>  
155.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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