

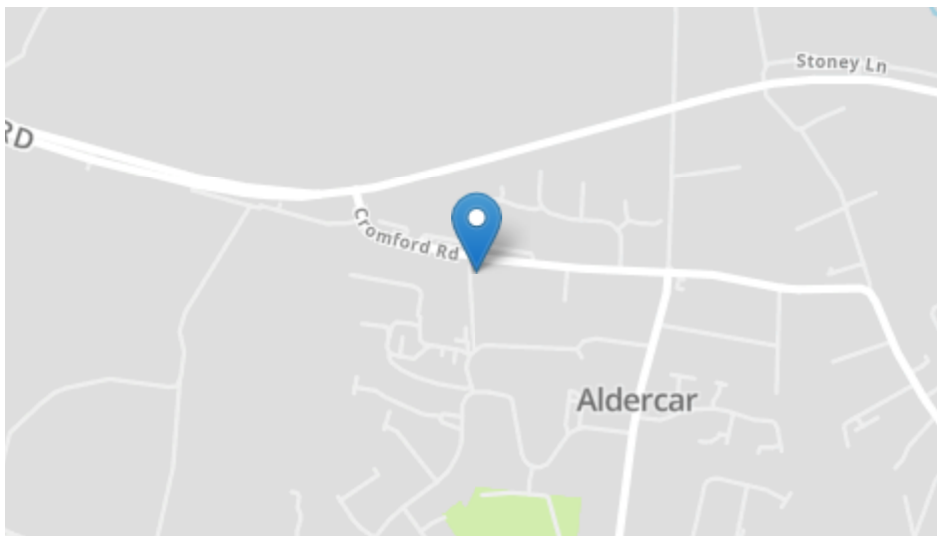
Cromford Road, Aldecar, NG16 4HA

Offers Over £290,000



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- Extended Semi Detached Home
- 3 Bedrooms & Study
- Downstairs WC
- Conservatory
- 1st Floor Shower Room & Separate WC
- Off Road Parking & Garage
- Generous Rear Garden
- Ease Of Access To A610

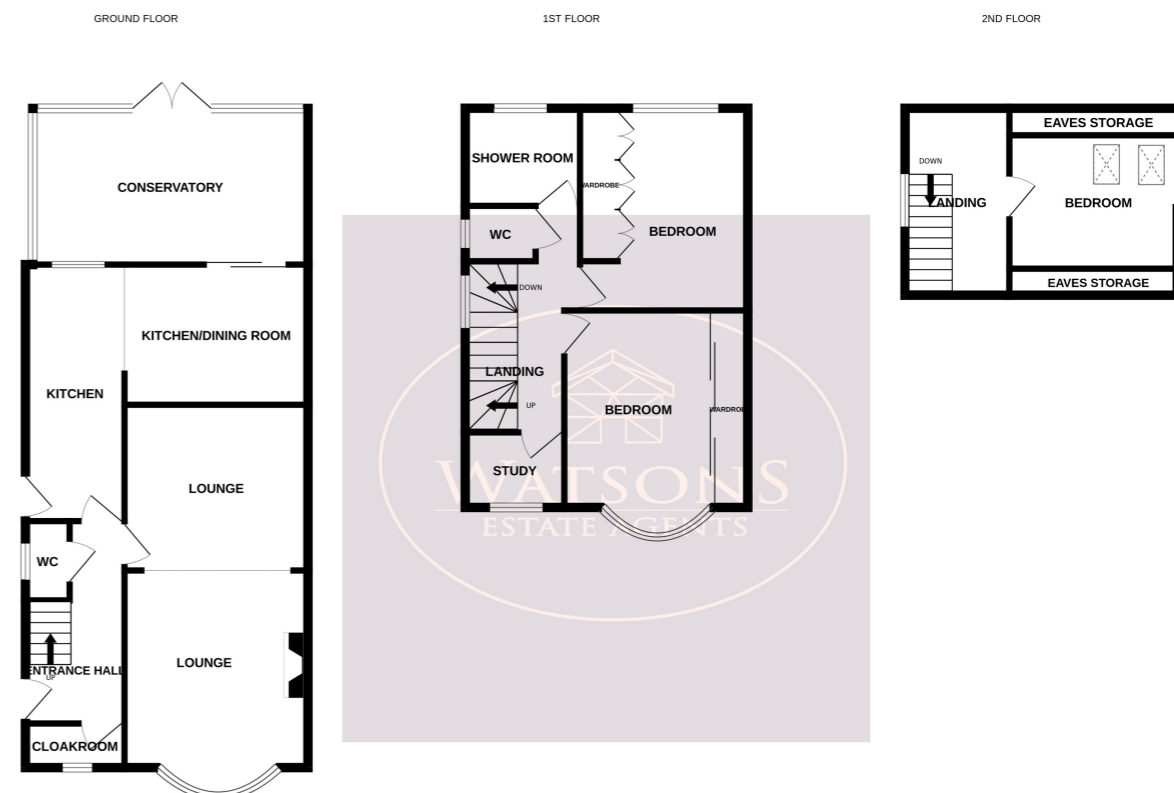
Our Seller says....

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**\*\*\* BAY FRONTED BEAUTY \*\*\*** This semi detached home in Aldecar has been EXTENDED to the rear, as well as having the loft converted so there is much more space than you might expect and with such a great rear garden, it is perfect for families to enjoy the Summer months. In brief, the accommodation comprises: entrance hall, wc, lounge, dining kitchen, orangery, upstairs landing to 2 bedrooms and study, family shower room & wc with stairs up to the 3rd bedroom. Outside, the generous rear garden is a particularly strong asset to this family home, whilst the slightly elevated position means the property enjoys beautiful frontal views too. There is also good off street parking provision with a driveway & garage. There is a train stop in Langley Mill itself. but this location is only approx 2 miles from the nearby towns of Eastwood & Heanor, whilst there is easy access to the A610 which means you can be on the M1 motorway in less than 10 minutes. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the side, stairs to the first floor, radiator, built in storage cupboard and doors to the lounge, dining kitchen and WC.

### WC

WC, wall mounted sink and obscured uPVC double glazed window to the side.

### Lounge

7.77m x 3.48m (25' 6" x 11' 5") UPVC double glazed bay window to the front, feature fire place with cast iron surround and marble hearth, 2 radiators and ceiling spotlights.

### Dining Kitchen

5.38m x 4.9m (17' 8" x 16' 1") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated double electric oven & gas hob with extractor over. Tiled flooring, radiator, uPVC double glazed window to the rear and door to the side. Sliding patio doors leading to the conservatory.

### Conservatory

5.56m x 3.18m (18' 3" x 10' 5") Brick & uPVC double glazed construction and uPVC double glazed French doors leading to the rear garden.

## First Floor

### Bedroom 1

3.76m x 2.83m (12' 4" x 9' 3") UPVC double glazed bay window to the front, fitted wardrobes and radiator.

### Bedroom 2

3.82m x 3.48m (12' 6" x 11' 5") UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Study

1.97m x 1.41m (6' 6" x 4' 8") UPVC double glazed window to the front and radiator.

### Shower Room

2 piece suite comprising wall mounted sink and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### WC

WC, and obscured uPVC double glazed window to the side.

## Second Floor

### Bedroom 3

3.43m x 3.33m (11' 3" x 10' 11") 2 velux windows to the rear, eaves storage.

### Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to double wooden gates with the single garage beyond. The generous rear garden offers a good level of privacy and comprises a gravel seating area, generous turfed lawn, timber built summer house and is enclosed by wall & timber fencing to the perimeter with gated access to the side.