

FOR
SALE



3A Laburnum Road, Langold, Worksop, Nottinghamshire S81 9RR

£260,000 -



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PROPERTY SUMMARY

Offered for sale is this stunning brand new home, presenting a rare opportunity to acquire a modern, energy efficient, high specification new build bungalow on the edge of Langold. Early viewing is highly recommended for this spacious two double bedroom detached bungalow. As you step inside, there is an immediate sense of the elegant style and quality this single storey home has to offer. An all in specification includes Air Source Heat pump and underfloor heating. The accommodation comprises an open-plan lounge/dining area and kitchen, with the kitchen featuring a range of high-quality fitted units, quartz worksurfaces, integrated appliances, hob, extractor, and a separate electric oven. The property also benefits from two generously sized double bedrooms and a contemporary shower room fitted with a high quality modern suite. Externally, the home enjoys low maintenance landscaped gardens with extensive paved Porcelain patio and a private driveway providing off-road parking for two vehicles that also has a EV charger. Being ideally located for the M1 and A1 motorway links and local amenities, viewing is most highly recommended to appreciate the quality of build and location.

POINTS OF INTEREST

- *Brand New Home*
- *High Quality Build and Specification*
- *Two Double Bedrooms*
- *Detached Bungalow*
- *Air Source Heat Pump*
- *Underfloor Heating*
- *Driveway*
- *Low Maintenance Gardens*
- *Viewing Highly Recommended*
- *EV Charger*



ROOM DESCRIPTIONS

Accommodation

Open Plan Lounge/Dining Room and Kitchen 8.09m x 3.66m (26' 7" x 12' 0")

Accessed via a composite entrance door, this beautifully designed open-plan living space creates a bright and modern heart to the home. The lounge area features French doors opening onto the low maintenance garden, along with a side-facing window allowing for plenty of natural light. Finished with luxury vinyl (LV) flooring, the space flows seamlessly into the kitchen. The kitchen is fitted with a high quality range of wall and base units with complementary drawers and quartz work surfaces. There is a ceramic sink unit with mixer tap, induction electric hob with extractor above, and a separate electric oven. Integrated appliances include a fridge, freezer, dishwasher, and washing machine. Additional rear and side facing windows, along with ceiling spotlighting, enhance the light and contemporary feel.

Bedroom One 3.16m x 3.15m (10' 4" x 10' 4")

A spacious double bedroom featuring newly fitted carpet and a front facing window.

Bedroom Two 3.16m x 3.15m (10' 4" x 10' 4")

A further double bedroom with newly fitted carpet and a rear facing window.

Shower Room 2.21m x 1.74m (7' 3" x 5' 9")

A high specification fitted shower room comprising a double walk in shower with half glass screen, dual shower heads including a rainfall shower (mains-fed), wash hand basin set within a vanity unit, and a low flush WC. Finished with LV flooring, ceiling spotlights, and a double-glazed Velux window.

Outside

Gardens

The property occupies a desirable corner plot with low maintenance gardens to the front, side, and part rear. To the front is an enclosed, extensive porcelain patio area complemented by artificial lawn.

Double Driveway

To the rear, there is a private driveway providing off road parking for approximately two vehicles, along with an EV charging point.

GROUND FLOOR

