

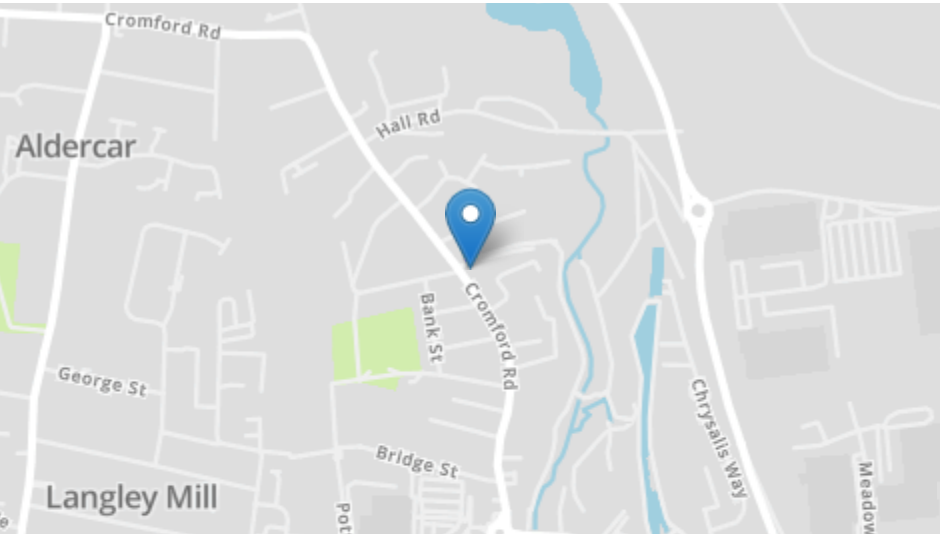
Cromford Road, Langley Mill, NG16 4EW

£325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England, Scotland & Wales	EU Directive 2002/91/EC	



want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28881204

Our Seller says....

- Structurally Detached Family Home
- Generous Secure Plot
- 4 Double Bedrooms
- Modern Fitted Dining Kitchen
- Spacious Lounge
- Utility, Downstairs WC & First Floor Family Bathroom
- Large Gated Driveway Providing Ample Parking for Multiple Vehicles
- Low Maintenance Rear Garden With Summer House
- Well Presented Throughout

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** COMPLETELY REFURBISHED ON CROMFORD! *** This stunning 'structurally detached' FOUR DOUBLE BEDROOM family home has been completely re-furbished to a very high standard by the current owner. Boasting a quality fitted kitchen dining room with under-floor heating, spacious lounge with a log burning stove, large utility/boot room, downstairs WC and a solid Oak and glass staircase rising to the first floor. To the first floor are 3 double bedrooms all with cottage style thumb latch doors and a beautiful four piece suite family bathroom and finally a large bedroom in the loft to complete the very spacious accommodation that is offered. This property occupies a generous and secure plot behind high secure gates and is perfect for those who would want to run a business or indulge in a hobby from home where space is a necessity as there is a huge amount of parking and a garden area with an artificial lawn. There is also an outside summer house, currently used as a games room, which could be converted to home office space or a large storage shed. Located very conveniently for the A610 with easy access to the motorway network. Do not ignore this opportunity to view this stunning home that represents fabulous value for money, call us today to book your viewing!

Ground Floor

Lounge

7.58m x 4.27m (24' 10" x 14' 0") Composite entrance door and 2 uPVC double glazed windows to the front. Ceiling spotlights, 2 radiators, ceiling beam and feature fireplace with inset multi fuel burner. Door to the dining kitchen.

Dining Kitchen

5.93m x 4.37m (19' 5" x 14' 4") A range of matching shaker style wall & base units with under cabinet lighting and worksurfaces incorporating an inset ceramic sink & drainer unit. Space for range cooker with extractor over and fridge freezer. Cupboard housing the wall mounted combination boiler. Ceiling spotlights, radiator, and wood effect tiled flooring with underfloor heating. Feature ceiling beams and uPVC double glazed windows to the rear and side. Door to the utility and solid oak staircase to the first floor.

Utility

Matching wall units and worksurface with plumbing for washing machine and space for tumble dryer under. Wood effect tiled flooring, ceiling spotlights, radiator and door to the wc. UPVC double glazed window to the rear and French doors to the side.

WC

Obscured uPVC double glazed window to the rear, WC, radiator and vanity sink unit.

First Floor

Landing

Doors to all Bedrooms 2, 3, 4 and the bathroom. Stairs to the second floor.

Bedroom 2

4.3m x 3.79m (14' 1" x 12' 5") UPVC double glazed window to the front and radiator.



Bedroom 3

3.66m x 3.37m (12' 0" x 11' 1") UPVC double glazed window to the front and radiator.

Bedroom 4

3.68m x 2.45m (12' 1" x 8' 0") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising wc, vanity sink unit with storage, freestanding bath and walk in shower cubicle with mains fed dual rainfall shower. Tiled floor, partly tiled walls, chrome heated towel rail, and extractor fan. Obscured uPVC double glazed window to the side.

Second Floor

Bedroom 1

7.6m x 2.65m (24' 11" x 8' 8") 3 Velux windows to the rear, radiator and ceiling spotlights.

Outside

The front of the property is palisaded by brick wall with single gate providing access to the side entrance door, and double gates providing access to the large tarmacadam driveway which leads alongside and provides ample parking for multiple vehicles including caravans/motorhomes. The rear garden is enclosed by brick wall and timber fencing to the perimeter and comprises paved patio seating area, artificial lawn and timber built summer house (currently used as a games room) measuring 7.83m x 3.97m (25' 8" x 13' 0") and fitted with power, ceiling spotlights, wall mounted electric heaters, 2 uPVC double glazed windows and French doors.