

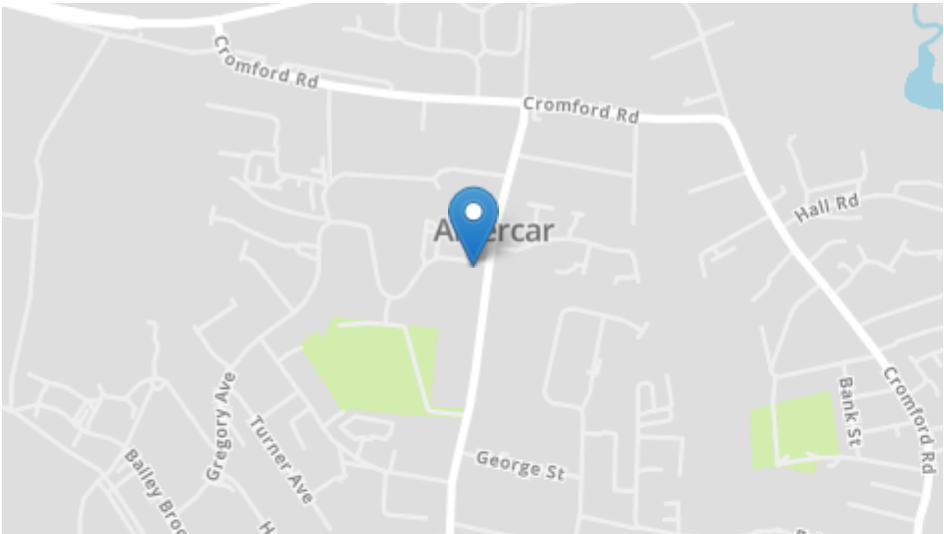
Godkin Drive, Langley Mill, NG16 4GL

£220,000

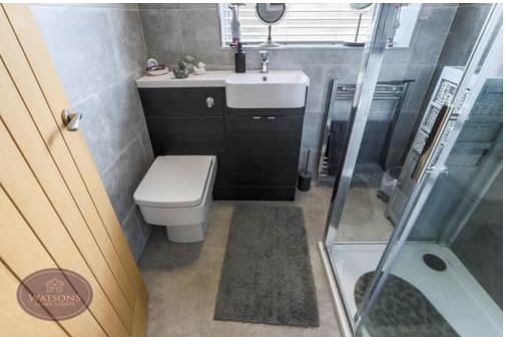


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	71	79
EU Directive 2002/91/EC		



- Extended Semi Detached Family Home
- Three Good Size Bedrooms
- Modern Breakfast Kitchen
- Downstairs WC & Modern Fitted Shower Room
- Generous Off Road Parking
- South Facing Enclosed Rear Garden
- Great Road & Transport Links
- Desired School Catchment Area
- Ideal For Families or First Time Buyers

Our Seller says....

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 - 29347246

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





\*\*\* GET YOURSELF INTO GODKIN DRIVE! \*\*\* You will be so pleased you have when you see how wonderful this extended 3 bedroom semi detached family home is. Boasting a modest extension to the front to provide a really useful larger entrance hallway and a downstairs WC. This fantastic home benefits from light and airy living space comprising a spacious living room, modern fitted kitchen/diner, downstairs WC, 3 generous bedrooms and a modern fitted shower room. Outside you will find landscaped gardens to front, side and rear and ample private parking. Being located in the desirable Aldercar area adjacent to Langley Mill and just a short walk from Aldercar school, local shops, public transport and having very good access to the A610, this is a wonderful family home worthy of an early internal inspection! Call us now to book your viewing!

\*\*\* AGENT NOTE \*\*\*

Agent Note: The seller has provided us with the following information; The boiler is gas and is located in the bathroom airing cupboard, it is five years old and was serviced in 2024. The extension was built in 2022 and was with Amber Valley local authority, signed off by a surveyor.

Ground Floor

Entrance hall

Composite wood entrance door, stairs to first floor, laminate wood flooring and internal oak doors to downstairs wc, dining lounge and open access to breakfast kitchen.

Downstairs WC

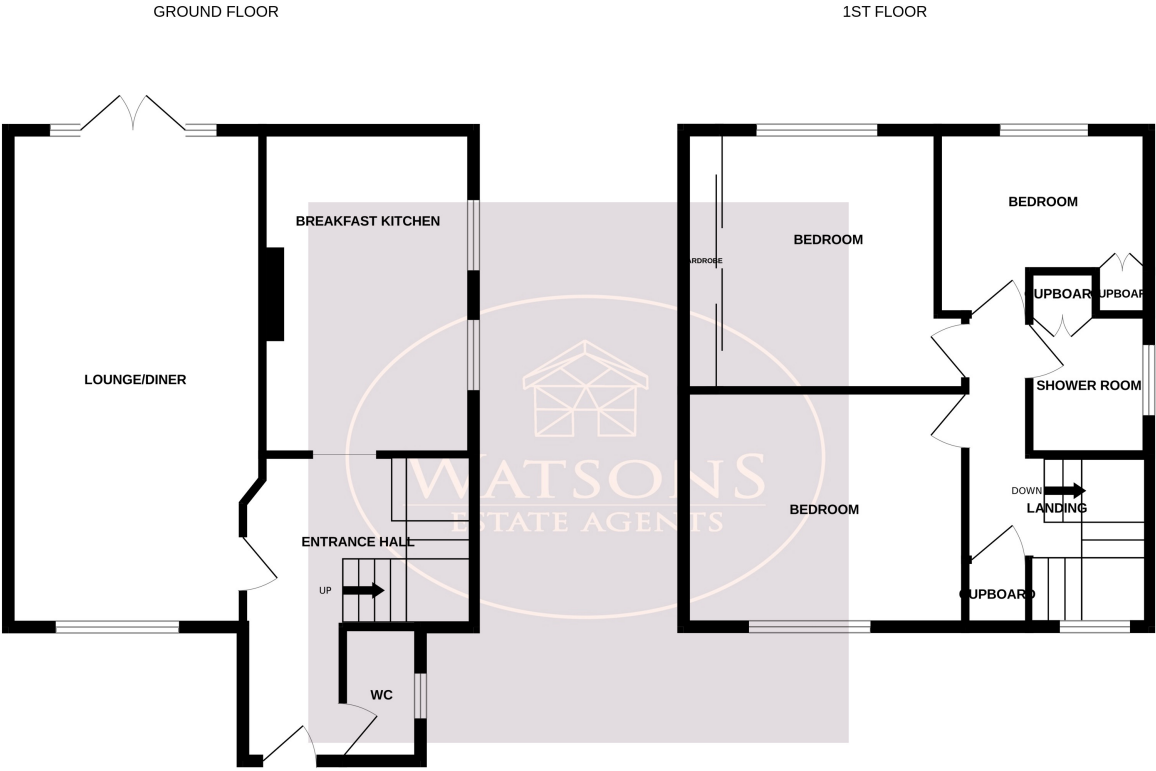
Obscured uPVC double glazed window to the side, wc, vanity sink and radiator.

Dining Lounge

6.69m x 3.62m (21' 11" x 11' 11") UPVC double glazed window to the front, laminate wood flooring, radiator and uPVC French doors to the rear garden.

Breakfast Kitchen

4.43m x 2.76m (14' 6" x 9' 1") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 sink & drainer unit. Integrated appliances including eye level double electric oven, 5 ring gas hob with extractor fan over, integrated fridge freezer, washing machine and dishwasher. Breakfast bar, fitted storage cupboards, laminate wood flooring, ceiling spotlights, radiator and two uPVC double glazed windows to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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First Floor

First Floor Landing

UPVC double glazed window to the front, storage cupboard, and internal oak doors to all bedrooms and shower room.

Bedroom 1

3.56m x 2.98m (11' 8" x 9' 9") UPVC double glazed window to the rear, sliding door fitted wardrobe and radiator.

Bedroom 2

4.07m x 3.00m (13' 4" x 9' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.99m x 1.94m (9' 10" x 6' 4") UPVC double glazed window to the rear and radiator.

Shower Room

White three piece suite comprising of wc, vanity sink with storage under and mains fed cubicle shower. Chrome heated towel rail, vinyl flooring, tiled walls, airing cupboard housing combination boiler and obscured uPVC double glazed window to the side.

Outside

The front of the property has an open access driveway partitioned by a brick wall partially enclosing the parking area, the entrance to the property is located at the front, and there is access to the rear garden through a timber gate to the side. The rear garden features a decked area, paved patio seating area, a raised stone gravel area with a timber shed and timber flower beds; enclosed by concrete base timber fencing.