

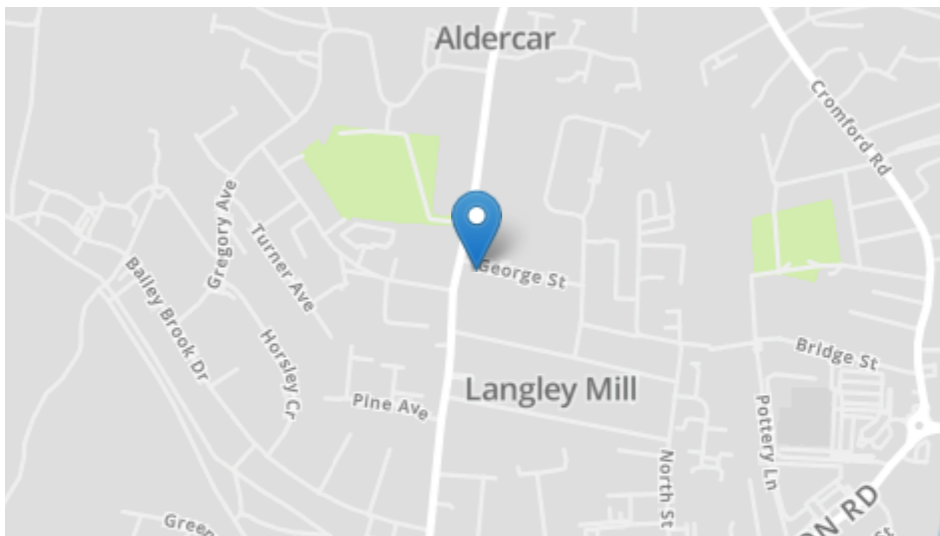
George Street, Langley Mill, NG16 4DJ

Offers in Excess of £280,000



George Street, Langley Mill, NG16 4DJ

Offers in Excess of £280,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Detached Family Home
- 4 Double Bedrooms
- Downstairs WC
- Sun Room
- Driveway & Garage
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....
"Amazing views over the valley."

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 - 26232212

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



*** A SPACIOUS FAMILY HOME *** GENEROUS CORNER PLOT *** This detached family home sits on a generous corner plot providing ample outdoor space for the family plus potential to extend (STPP) Certainly one not to be missed! The property in brief comprises to the ground floor; entrance hall, w/c, lounge with bay window, open plan dining kitchen, inner hall, sun room, utility room and access to the garage. To the first floor landing giving access to two double in size bedrooms, primary bedroom with a bay window and fitted wardrobes, office and family bathroom. To the second floor landing giving access to two further bedrooms, to the outside being positioned on a corner plot benefiting with generous front, side and rear gardens with a driveway providing off road parking and giving access to the garage. George Street is located in a sought after residential area just half a mile from the shops, public services and amenities of both Langley Mill & Heanor Town Centre. Transport links include regular buses from Station Road, just a 10 minute walk away with routes to various destinations including Nottingham & Derby.

Ground Floor

Entrance Hall

Stairs to the first floor and radiator. Doors to the lounge, kitchen & WC. Unique curved feature window to front from the stairs to the storage cupboard.

WC

WC, wall mounted sink, radiator and window to the side.

Lounge

5.4m x 5.25m (17' 9" x 17' 3") Bay window to the front, uPVC double glazed windows to both side, feature fireplace and radiators.

Dining Kitchen

5.10m x 3.61m (16' 9" x 11' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Radiator. Door to inner hall.

Inner Hall

Doors to the sun room and garage.

Sun Room

4.58m x 2.42m (15' 0" x 7' 11") UPVC double glazed windows to the rear & side, door leading to the rear garden and door to the Utility room.

Utility Room

Plumbing for washing machine, extractor fan, boiler and uPVC double glazed windows to the rear & side.

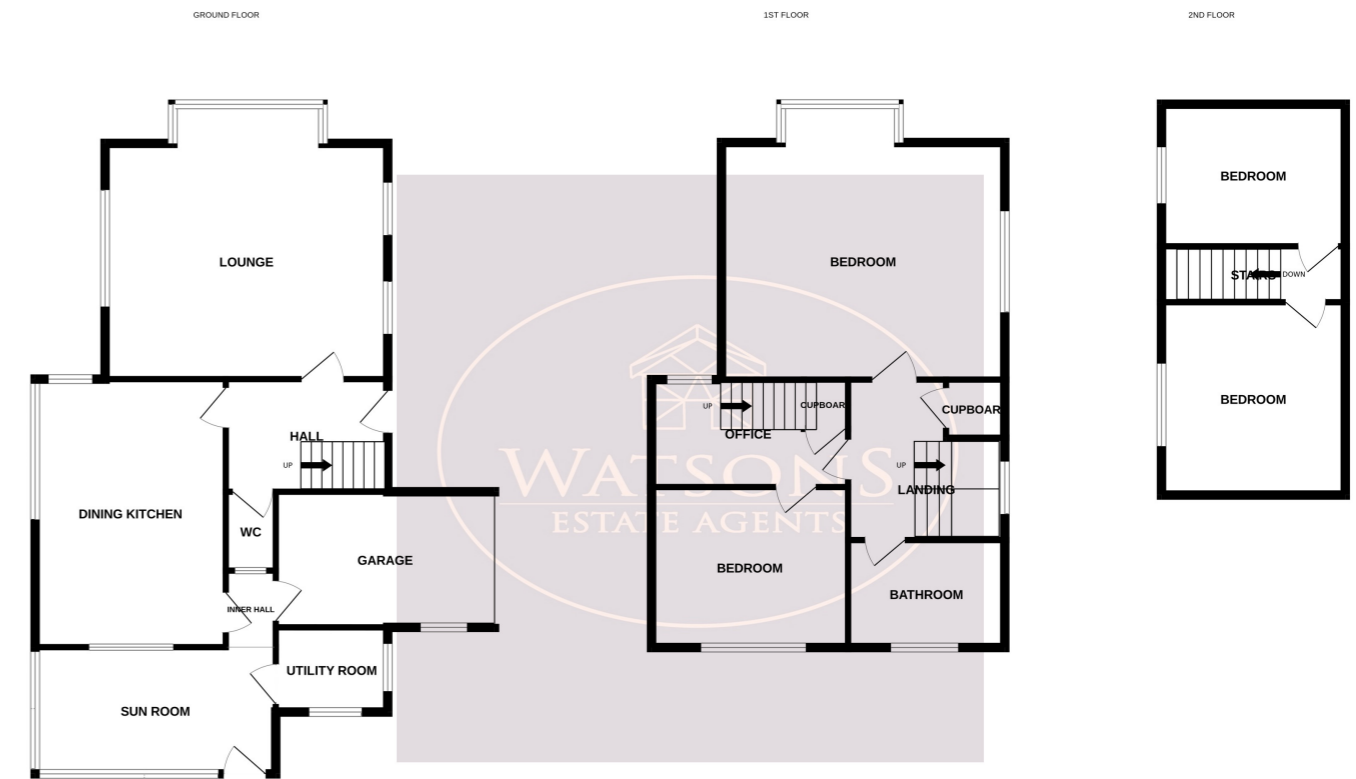
First Floor

Landing

Doors to bedrooms 1 & 2, study and bathroom, storage cupboard. Stairs up to bedrooms 3 & 4.

Bedroom 1

5.4m x 5.25m (17' 9" x 17' 3") Bay window to the front, uPVC double glazed window to the side, fitted wardrobe and radiator.



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.
Made with Metropix ©2023

Bedroom 2

3.66m x 3.02m (12' 0" x 9' 11") UPVC double glazed window to the rear and radiator.

Study

3.74m x 2.04m (12' 3" x 6' 8") UPVC double glazed window to the side, radiator and storage cupboard. Stairs to the second floor.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Ceiling spotlights, obscured uPVC double glazed window to the rear and radiator. Inbuilt storage cupboards.

Second Floor

Landing

Doors to bedrooms 3 & 4.

Bedroom 3

3.68m x 3.56m (12' 1" x 11' 8") UPVC double glazed window to the side, radiator.

Bedroom 4

3.09m x 2.71m (10' 2" x 8' 11") UPVC double glazed window to the side, radiator. Storage cupboards.

Outside

To the front and around one side of the property are lawned gardens, flower bed borders with a range of mature plants & shrubs. To the side and rear of the property is a brick paved driveway providing ample off road parking leading to an integral garage with wooden bi folding doors.