

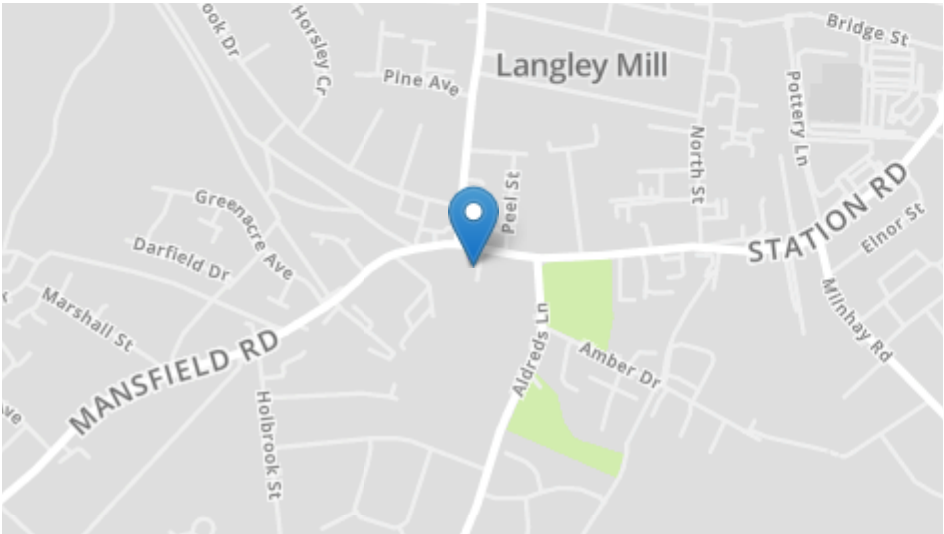
Station Road, Langley Mill, NG16 4BH

£450,000



Station Road, Langley Mill, NG16 4BH

£450,000



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		
England, Scotland & Wales	71	79
	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 - 29084063



- Detached Extended Home
- Four Bedrooms (One To The Ground Floor)
- Spacious Lounge & Sitting Room
- Modern Extended Open Plan Dining Kitchen
- Ground Floor WC/Utility
- En Suite To Primary Bedroom
- 4 Piece Bathroom Suite With Integrated Media Centre
- Double Garage & Gym
- Ample Off Road Parking With Electric Gates

Our Seller says....

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



*** SEEING IS TRULY BELIEVING!! *** NO CHAIN *** This stunning, spacious and impressively presented FOUR bedroom detached 1930's residence oozes character and boasts many original features in keeping with this beautiful home. Money has not been spared in the preparation and presentation of this amazing home and the accommodation boasts an impressive reception hallway, living room which opens to a fabulous kitchen/dining room, a further reception room, ground floor bedroom/study, WC/utility, 3 DOUBLE bedrooms to the first floor with beautiful bathroom and en-suite complete the internal living space! Outside are well maintained private driveway which lead to the rear where there is a large home gym/office space perfect for those wishing to run a business from home. Located in a popular location close to many amenities, great road access and nearby train station. Buyers are encouraged to view to fully appreciate this one off home. Call us today to book yours!

Ground Floor

Entrance Hall

Composite wood entrance door, with uPVC double glazed windows to the front, cloak room, laminate wood flooring, radiator, stairs to first floor and doors to lounge, sitting room, bedroom, and downstairs wc/utility.

Downstairs WC/ Utility

Obscured uPVC double glazed window to the side, wc, vanity sink, tiled flooring, wall mounted combination boiler, plumbing for washing machine and dryer.

Lounge

4.32m x 3.95m (14' 2" x 13' 0") UPVC double glazed bay window to the front, radiator and laminate wood flooring.

Bedroom 4

3.31m x 2.68m (10' 10" x 8' 10") Two uPVC double glazed window to the side, ceiling spotlights, and radiator.

Sitting Room

4.20m x 2.68m (13' 9" x 8' 10") Karndean flooring, wall mounted radiator, ceiling spotlights and open access to dining kitchen.

Dining Kitchen

6.97m x 3.87m (22' 10" x 12' 8") A range of matching high gloss wall and base units with quartz worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including hot plate, double eye level electric oven, grill, induction hob with extractor fan over, microwave, dishwasher, and wine cooler. Karndean flooring, uPVC double glazed window to the rear, two electric Velux windows, wall mounted radiator, ceiling spotlights, and bifold doors to the rear garden.

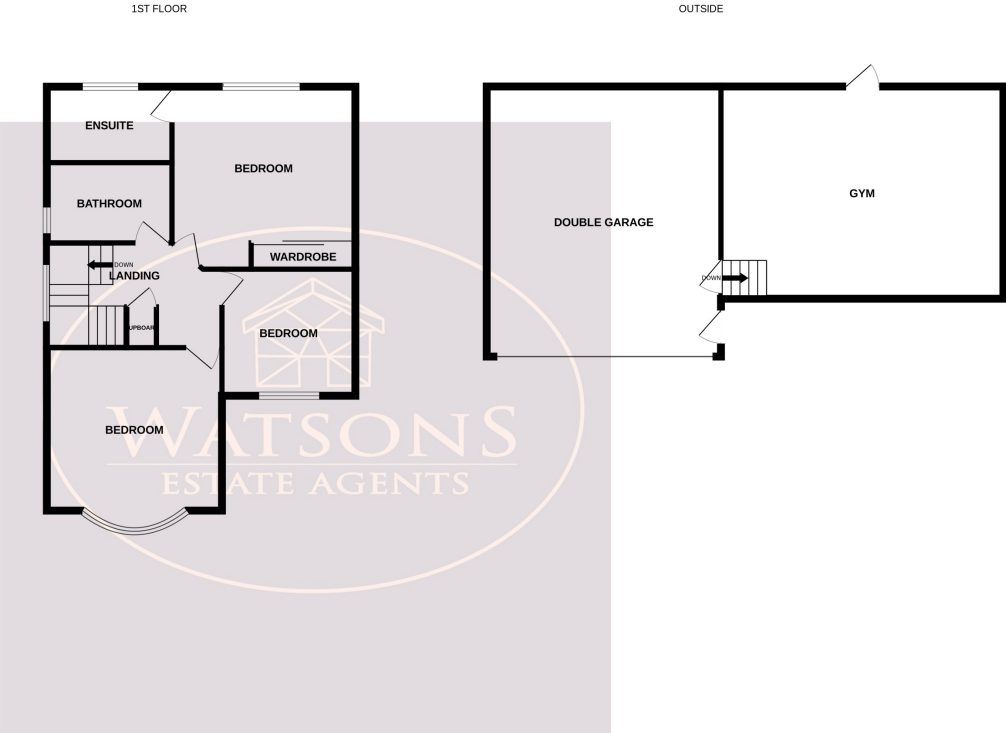
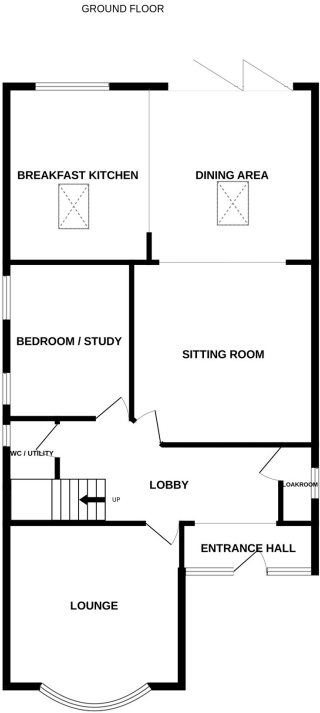
First Floor

First Floor Landing

Original stained glass window to the side, storage cupboard and doors to bathroom and bedrooms 1,2 and 3.

Bedroom 1

4.21m x 3.80m (13' 10" x 12' 6") UPVC double glazed to the rear, fitted wardrobes, radiator and door to ensuite.



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 ©2025

En Suite

White three piece suite comprising wc, vanity sink with storage under and mains fed shower cubicle. Vanity mirror with built in media player, chrome heated towel rail, extractor fan, tiled walls, electric underfloor heating, ceiling spotlights and obscured uPVC double glazed window to the rear.

Bedroom 2

4.49m x 4.49m (14' 9" x 14' 9") UPVC double glazed bay window to the front and radiator.

Bedroom 3

3.00m x 2.03m (9' 10" x 6' 8") UPVC double glazed window to the front and radiator.

Bathroom

White four piece suite comprising wc, vanity sink with storage under, panel whirlpool bath with integrated media centre and mains fed cubicle shower. Chrome heated towel rail, extractor fan, ceiling spotlights, electric underfloor heating, and obscured uPVC double glazed window to the side.

Garage/Gym

Detached double garage, fitted with power and electric up and over door.

Outside

To the front of the property is an ample tarmacadam driveway, a block paved pathway to the entrance door and double electric gates leading to the rear of the property, The rear features a continuation of the tarmacadam driveway, paved patio seating area, and access to the generous double garage and gym, palisaded by brick walls.

*** AGENT NOTE ***

Agent note: The seller has provided us with the following information; the gas combination boiler is located in the downstairs wc/utility, it was installed in 2025 and has a 10 year warranty.