

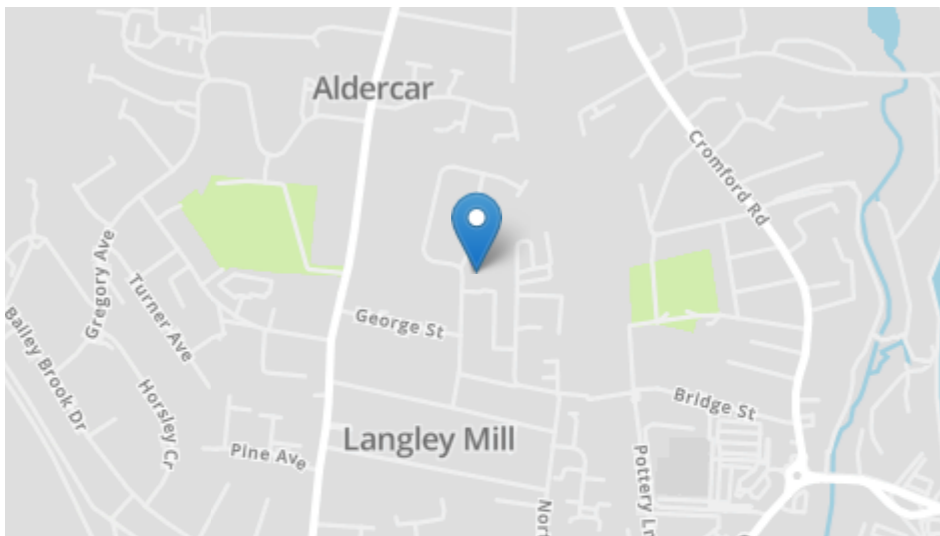
Edward Street, Langley Mill, NG16 4DH

Guide Price £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		57	73
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Garden Room
- Driveway & Garage
- Private South West Facing Garden
- Excellent Road & Public Transport Links Including Train
- No Upward Chain

Our Seller says....

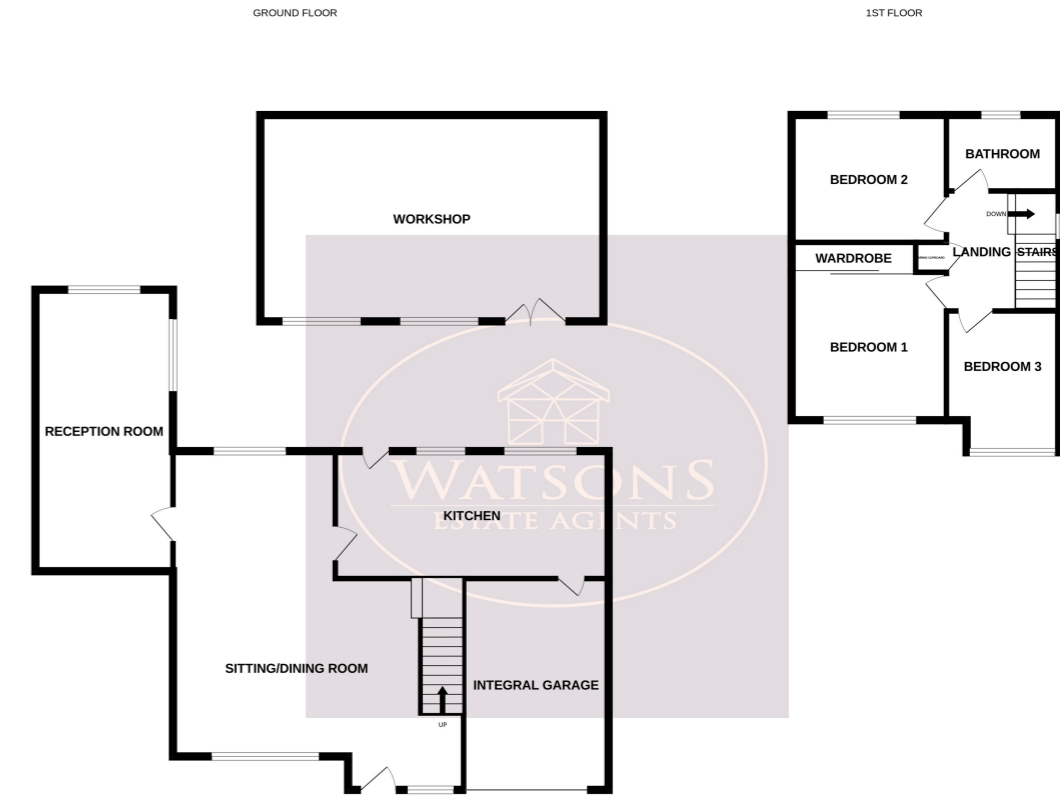
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26433806

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



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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**** GUIDE PRICE £300,000-£325,000 ***** Sitting on a particularly generous plot on a desirable cul-de-sac in Langley Mill, this detached home offers more than meets the eye. The property itself is spacious & well presented throughout, but the superb rear garden is a key feature and must be seen in person! A detached outbuilding measuring 7.55m x 4.52m has a multitude of uses including a workshop, gym or self contained office, for buyers that need to work from home. In brief, the accommodation comprises: open plan lounge & dining area, kitchen and a generous 2nd reception room providing even more versatility to this family home. On the first floor, the landing leads to 3 bedrooms and family bathroom. A fairly new brick paved driveway and garage provide a decent amount of off street parking to the front and leads to an integral garage. The private southwest-facing garden has been established over many years and is beautifully maintained by our sellers. A lush lawn is bordered by an extensive range of perennials, flowers, plants and shrubs. This location is within easy reach of nearby green space and open countryside, excellent road links to the nearby towns of Heanor, Eastwood & Ilkeston, as well as easy access to the M1 Motorway. A train station and regular bus service are also within walking distance. A regular bus service is also within walking distance. Viewing is advised to appreciate the amount of accommodation on offer on such a great street. Call our sales team now to arrange an appointment.

Ground Floor

Lounge Diner

6.93m (3.92m min) x 4.1m (22' 9" x 13' 5") Solid wood entrance door & window, solid wood double glazed bay window to the front, uPVC double glazed window to the rear. Inglenook fire place with inset multi fuel burner, quality wood effect laminate flooring, radiator. Stairs to the first floor and doors to the kitchen and family room.

Family Room

6.22m x 2.99m (20' 5" x 9' 10") UPVC double glazed window to the side & rear, 2 radiators.

Kitchen

5.5m x 2.67m (18' 1" x 8' 9") A range of matching wall & base units, work surfaces with inset sink & drainer unit. Gas Rangemaster cooker with hob and extractor over, integrated fridge, plumbing for washing machine and vinolay flooring, 2 uPVC double glazed windows to the rear, radiator and door to the rear.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.21m x 3.08m (10' 6" x 10' 1") Solid wood double glazed window to the front, fitted sliding door wardrobes and radiator.

Bedroom 2

3.1m x 2.68m (10' 2" x 8' 10") Solid wood double glazed window to the rear and radiator.

Bedroom 3

3.21m x 1.95m (10' 6" x 6' 5") Solid wood double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a bricked paved driveway provides ample off road parking and leads to the garage measuring 5.03m x 2.91m with up & over door, power and housing the wall mounted combination boiler. The South West facing rear garden offers an excellent level of privacy and comprises of a paved patio area, a generous landscaped lawn with a central paved pathway, beautifully established flower bed borders with an extensive range of mature plants & shrubs. A timber built summer house has power and a sink unit. The versatile detached outbuilding measures 7.55m x 4.52m with uPVC double glazed entrance door, 2 uPVC double glazed windows to the front, light and power.