

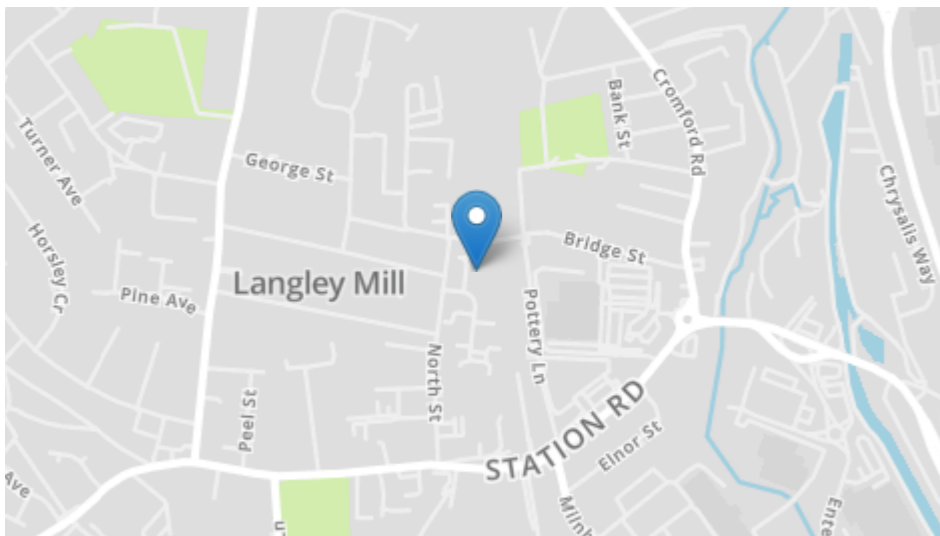
Calvert Close, Langley Mill, NG16 4BL

£240,000

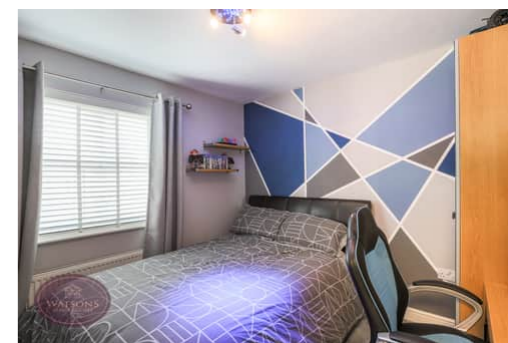


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended 3 Storey End Town House
- 4/5 Bedrooms
- Spacious Lounge
- Modern Fitted Dining Kitchen
- Downstairs WC, En Suite & Family Bathroom
- Driveway & Single Garage
- Landscaped Rear Garden
- Good Road & Transport Links, Including Train

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 - 28453377

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



*** PREPARE TO BE WOWED! *** Something a bit special! An extended and fully refurbished four/five bedroom end town house in the popular village of Langley Mill. Lying close to great amenities and offering space and flexibility in abundance, you don't want to miss out on this superb family home. Briefly comprising; entrance hallway, downstairs wc, lounge, dining kitchen. To the first floor, three bedrooms plus study/bedroom five, and family bathroom, and to the second floor, primary bedroom with en-suite. Outside, to the front is a driveway and access to the garage, and to the rear is a privately enclosed garden. Located in walking distance to the village amenities including shops and excellent transport links, the nearby town of Heanor offers further shops and schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, doors to the wc and lounge.

Lounge

4.77m x 3.97m (15' 8" x 13' 0") UPVC double glazed window to the front, radiator, media wall with space for television and an inset feature electric fire, laminate wood flooring and cornice lighting. Under stairs storage cupboard transformed into a children's playroom, fitted with power and lighting. Doors to the dining kitchen and stairs to the first floor.

Dining Kitchen

5.14m x 2.91m (16' 10" x 9' 7") A range of matching high gloss wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including waist height double electric oven, microwave, dishwasher and induction hob with extractor over. Plumbing for washing machine, tiled floor, ceiling spotlights, and partly tiled walls. UPVC double glazed window and French doors to the rear.

WC

White 2 piece suite comprising wc and pedestal sink. Obscured uPVC double glazed window to the side, radiator and tiled floor.

First Floor

Landing

Doors to bedrooms 2, 3, 4, the bathroom and study/bedroom 5. UPVC double glazed window to the side and stairs to the second floor.

Bedroom 2

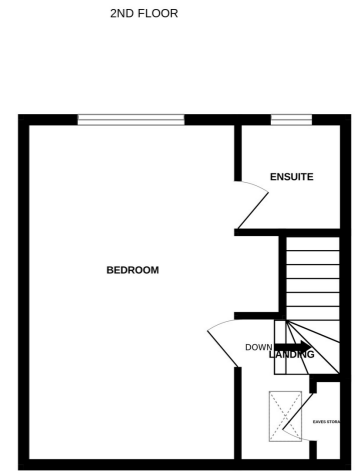
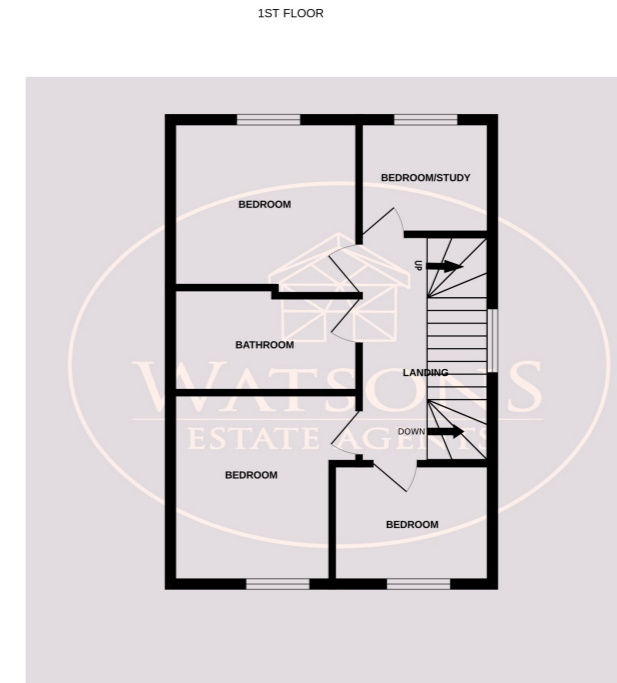
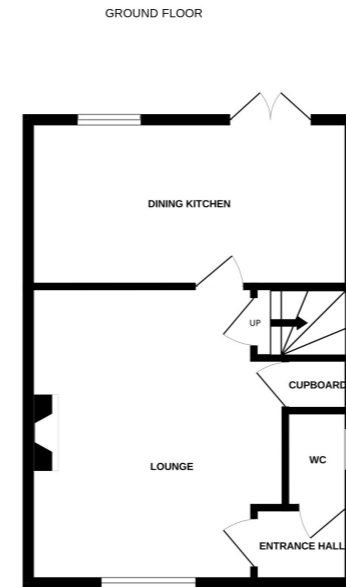
3.05m x 2.9m (10' 0" x 9' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3m x 3m (9' 10" x 9' 10") UPVC double glazed window to the front and radiator.

Bedroom 4

2.87m x 1.99m (9' 5" x 6' 6") UPVC double glazed window to the front, laminate wood flooring 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.
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Study/Bedroom 5

2.14m x 1.84m (7' 0" x 6' 0") UPVC double glazed window to the rear, laminate wood flooring and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with mains fed rainfall shower over. Tiled floor, ceiling spotlights, extractor fan and chrome heated towel rail.

Second Floor

Landing

Velux window, storage cupboard housing the combination boiler and door to bedroom 1.

Bedroom 1

5.52m x 3.78m (18' 1" x 12' 5") UPVC double glazed window to the rear, radiator, ceiling spotlights and door to the en suite.

En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Obscured uPVC double glazed window to the rear, tiled flooring, ceiling spotlights and chrome heated towel rail.

Outside

To the front of the property is turfed lawn with paved path leading to the entrance door and tarmac driveway leading alongside to the single garage fitted with up & over door. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, artificial lawn, timber decking area and flower bed borders with a range of plants & shrubs.