

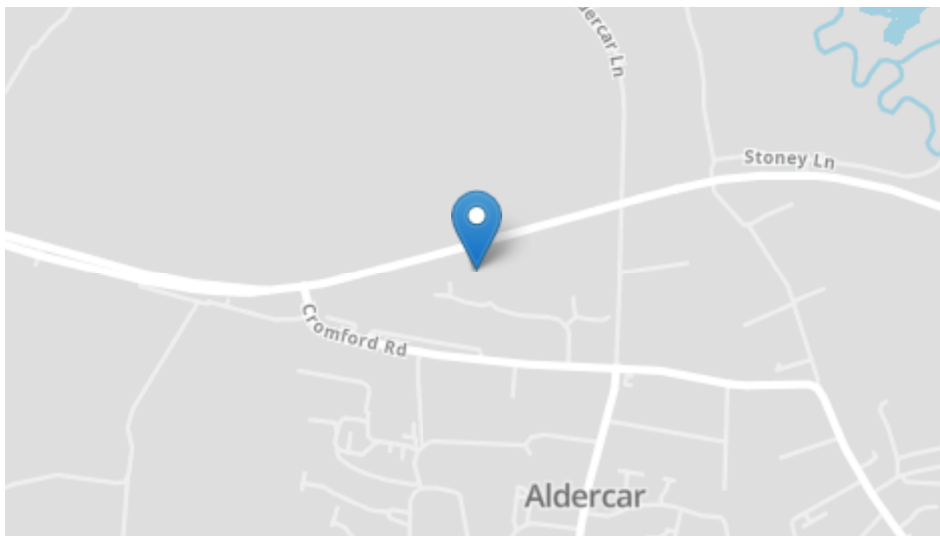
Chapel Gate Lane, Langley Mill, NG16 4HN

Offers Over £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(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	



- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC & Utility Room
- Driveway & Garage
- Popular Residential Location
- Walking Distance To Amenities
- Ease Of Access To A610

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 - 25874239

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



*** SHOW HOME STANDARD *** Constructed in 2019 by Wheeldon Homes, with NHBC guarantee. This stunning detached four bedroom family property occupies a generous position, with a high level of privacy from the front and rear. The property benefits from a number of added extras including granite work surfaces, tiled floors, and high quality carpets throughout. The well proportioned accommodation comprises in brief to the ground floor; entrance hall, downstairs WC, lounge with bay window, dining room with French doors leads to the rear garden, separate study, dining kitchen with modern units and a separate utility room. To the first floor, the landing leading to the family bathroom and four generously sized bedrooms, with the primary bedroom having a three piece en-suite and dressing room. Outside the rear garden has several seating areas consisting of a patio and decking and lawn areas. To the front of the property, a double driveway provides off-road parking and leads to a garage with up & over doors and access to the garden. Chapel Gate Lane is situated on the Wheeldon Homes 'Chapel Gate' residential development, popular with families & young professionals. The location borders Derbyshire & Nottinghamshire, with excellent transport links, amenities close at hand, and some lovely country walks and cycle routes on the doorstep.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, radiator and doors to the lounge, dining room, kitchen and downstairs WC.

WC

WC, pedestal sink unit, extractor fan and ceiling spotlights.

Lounge

5.67m x 3.7m (18' 7" x 12' 2") UPVC double glazed bay window to the front, 2 radiators.

Dining Room

3.72m x 3.41m (12' 2" x 11' 2") UPVC double glazed French doors leading to the rear garden and radiator.

Kitchen

5.12m x 2.85m (16' 10" x 9' 4") A range of matching wall & base units, granite work surfaces incorporating a sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over and dishwasher. Plumbing and wiring for an American style fridge freezer. UPVC double glazed window to the rear, ceiling spotlights and radiator. Doors to the utility room & study and uPVC double glazed French doors leading to the rear garden.

Utility Room

2.4m x 1.71m (7' 10" x 5' 7") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Plumbing for washing machine, ceiling spotlights, cupboard housing the boiler and door to the side.

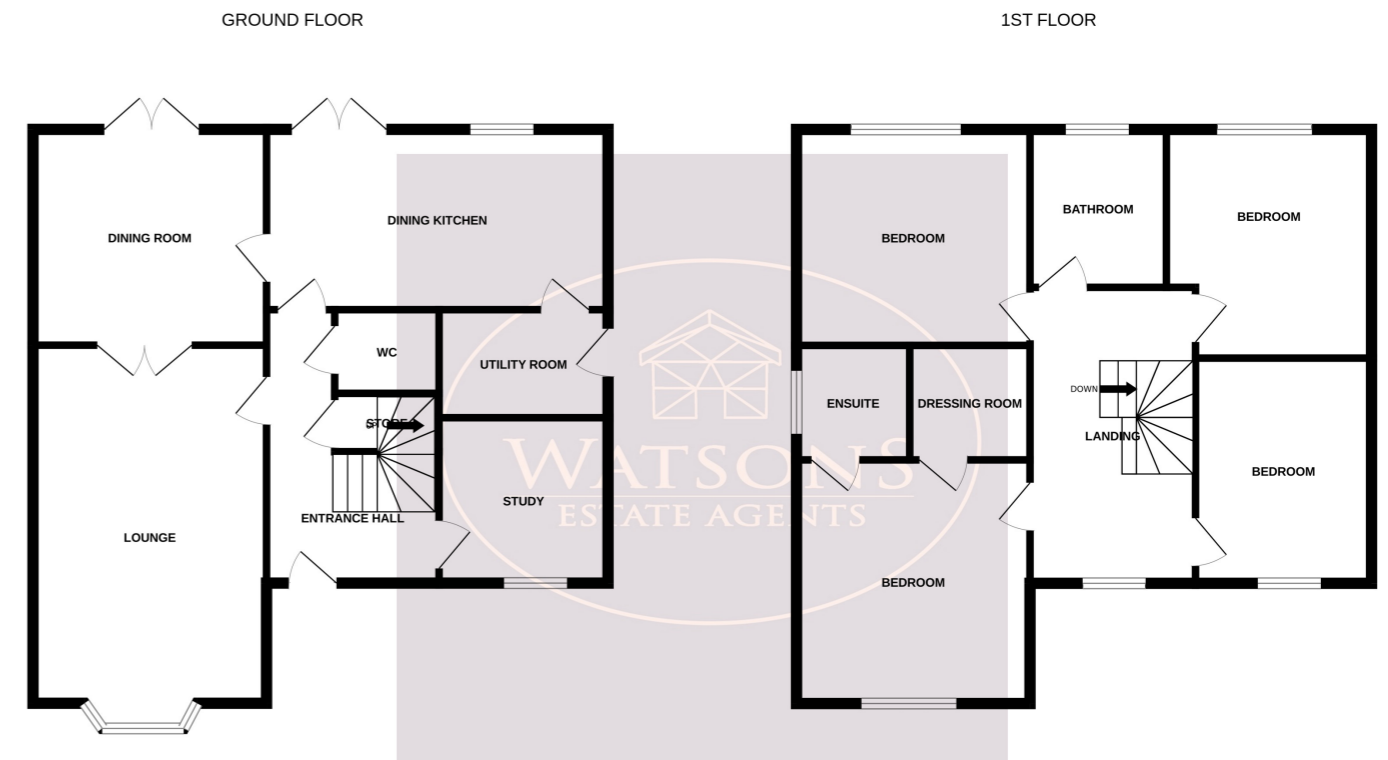
Study

2.4m x 2.12m (7' 10" x 6' 11") UPVC double glazed window to the front, and radiator.

First Floor

Landing

Storage cupboard, access to the attic and radiator. Doors to all bedrooms and bathroom.



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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Primary Bedroom

3.71m x 3.69m (12' 2" x 12' 1") UPVC double glazed window to the front, walk in wardrobe and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.72m x 3.33m (12' 2" x 10' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.76m x 2.76m (12' 4" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.1m x 2.46m (10' 2" x 8' 1") UPVC double glazed window to the front and radiator.

Bathroom

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

Outside

To the front of the property is a well maintained lawn and gravel bed. A block paved driveway provides ample off road parking and leads to the single detached garage with up & over door. The rear garden offers a good level of privacy and comprises a timber decking, lawned garden and is enclosed by timber fencing to the perimeter with gated access to the side.