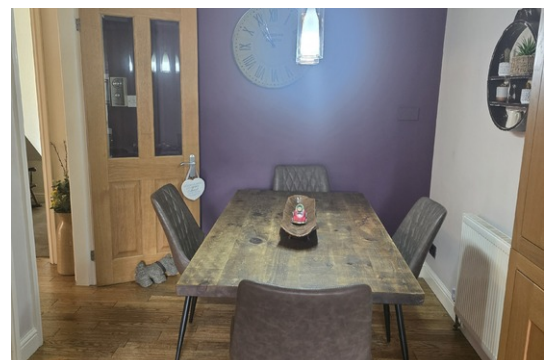


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Edward Street Langley Mill NG16 4DH , NG16 4DH Offers Over £250,000



FEATURES:

- EXTENDED DETACHED HOME
- THREE BEDROOMS
- KITCHEN DINER
- SNUG / OFFICE
- LANDSCAPED REAR GARDEN
- UTILITY ROOM
- DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- CUL DE SAC LOCATION
- PLANNING PERMISSION TO CONVERT GARAGE

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway

Recently replaced composite door, internal doors leading to the lounge and kitchen diner, wood flooring, radiator

Kitchen Diner

5.94m x 2.49m

UPVC window to front aspect, a fitted kitchen comprising of base and wall units with work surface, sink unit with drainer, part tiled walls, Siemens integrated oven, hob and extractor above, integrated fridge freezer and extra freezer, integrated dishwasher, TV point, tiled flooring to the kitchen area, wood flooring to the dining area, radiator, door to snug/office.

Snug/ office

2.46m x 1.99m

UPVC window to side aspect with fitted blind, karndean flooring, radiator, opening to utility room.

Utility Room

Eye level units with work surface, plumbing for washing machine, space for drier, karndean flooring, Bosch heating control and door to WC.

Downstairs WC

UPVC window to side with fitted blind, fully tiled, two piece suite comprising of WC and hand wash basin with vanity unit below, karndean flooring.

Lounge

4.05m x 4.4m

UPVC french doors to rear with side panels, fitted carpet, feature fireplace, radiator, tv point, door to

stairs.

First floor landing

Fitted carpet, access to loft, doors to bedrooms and bathroom, UPVC window to side with fitted blind.

Bedroom One

4.25m x 3.09m

UPVC window to rear aspect with blind, carpet throughout, radiator, TV point and fitted wardrobes.

Bedroom Two

3.8m x 3.06m

Reducing to 2.48

UPVC window to front, carpet throughout, radiator, TV point, fitted wardrobes and storage.

Bedroom Three

2.55m x 1.86m

UPVC window to front, carpet throughout, radiator and fitted wardrobes.

Bathroom

UPVC window to rear with fitted blind, a modern three-piece suite comprising of panelled bath with wall mounted shower and shower screen, WC, hand wash basin with vanity unit, fully tiled walls, feature radiator, spot lighting and airing cupboard for storage.

Outside

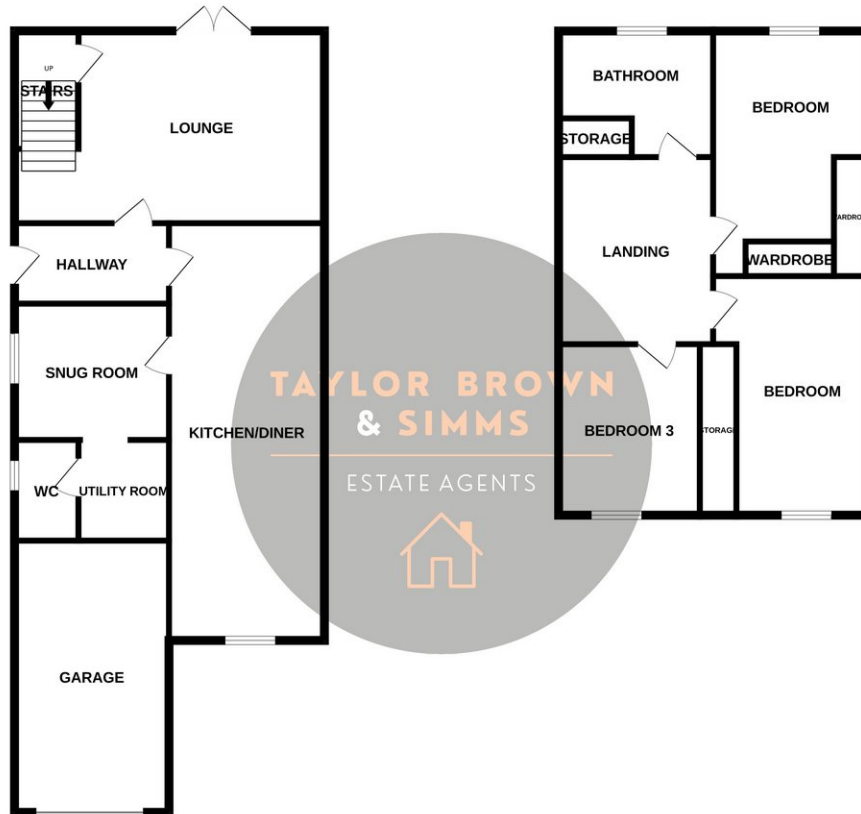
To the front is ample off-street parking leading to a single garage with electric up and over door, the garage also has a radiator and wall mounted gas boiler that has recently been replaced.

To the side is a gated access.

To the rear is a landscaped garden with lawned area, patio area, mature shrubs and borders.

GROUND FLOOR

1ST FLOOR



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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