



Langley Close
Bestwood Village Nottingham



Langley Close Bestwood Village Nottingham NG6 8XJ

for sale guide price
£450,000



Property Description

Located in a quiet cul de sac, this spacious family home must be viewed to fully appreciate the size and quality of home on offer.

Having room for all the family the property offers generous entrance hallway, cloaks/wc, lounge with double doors leading through to the dining room, spacious breakfast kitchen which has a great range of units and ample dining table space plus utility room.

To the first floor there are four double bedrooms, the master bedroom has a dressing area with built in wardrobes, Juliet balcony and en-suite bathroom with four piece suite plus family bathroom. To the outside of the property there are front and rear gardens, double driveway providing off road parking and access to the double garage.

Call 0115 968 0528 to arrange your viewing

Entrance Hallway

Entered into via composite front door with central heating radiator, stairs to the first floor and giving access to all ground floor rooms.

Cloakroom/ W.C

Having low level W.C and pedestal wash hand basin, tiled splashback and central heating radiator.

Lounge

17' 6" x 12' (5.33m x 3.66m)

Having UPVC double glazed bay window to the front elevation, TV point, central heating radiator and double doors through to the dining room.

Dining Room

10' 8" x 10' 5" (3.25m x 3.17m)

Having UPVC double glazed French doors leading out to the garden area and central heating radiator.

Kitchen Area

10' 10" x 12' 7" (3.30m x 3.84m)

Fitted with a comprehensive range of wall, base and drawer units with complimentary work surface over, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated double oven, five ring gas hob and stainless steel chimney style cooker hood over, integrated dishwasher and integrated fridge freezer, recessed spotlights, tiled splashbacks, tiled flooring, central heating radiator and being open to the dining area.

Breakfast Area

.13' 10" x 9' 7" (4.22m x 2.92m)

Having UPVC double glazed windows to the side and rear plus French doors to the side leading out to the rear garden, tiled flooring and two central heating radiators.

Utility Room

10' 1" x 5' 8" (3.07m x 1.73m)

Having a range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap space and plumbing for washing machine, tiled splashbacks, built-in storage cupboard, wall mounted central heating boiler, tiled flooring and door leading through to the garage.

First Floor Landing

Having central heating radiator, loft hatch and giving access to :-

Master Bedroom

15' 11" x 14' 10" (4.85m x 4.52m)

Fitted with a range of built-in wardrobes with useful hanging and shelving space, TV point, central heating radiator, UPVC double glazed window to the front and side elevation plus UPVC double glazed French doors with Juliet balcony to the front

Dressing Area

5' 11" x 8' 7" (1.80m x 2.62m)

Having window to the front elevation.

En Suite

Fitted with a four piece suite comprising of panelled bath with mixer tap, low level W.C, double shower unit with mains fed shower and pedestal wash hand basin, tiled splashbacks, shaver point, extractor fan, central heating radiator and UPVC double glazed obscured window to the side elevation.

Bedroom Two

11' 11" x 14' 5" max (3.63m x 4.39m max)

Having a built-in wardrobe, central heating radiator and UPVC double glazed window to the front.

Bedroom Three

11' 6" x 15' 7" (3.51m x 4.75m)

Having UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Four

11' 10" x 13' 6" (3.61m x 4.11m)

Having UPVC double glazed window to the rear and central heating radiator.

Family Bathroom

Fitted with a four piece suite comprising of panelled bath, low level W.C, pedestal wash hand basin and double shower cubicle with mains fed shower, tiled flooring, tiled splashbacks, extractor fan and UPVC double glazed obscured window to the rear.

Outside

To the front of the property is a driveway providing off road parking and access to the double garage with front garden area which is laid to lawn with planted beds and side access gate leading to the rear.

The enclosed rear garden is mainly laid to lawn with planted beds and borders, paved patio areas and fenced boundaries.

Double Garage

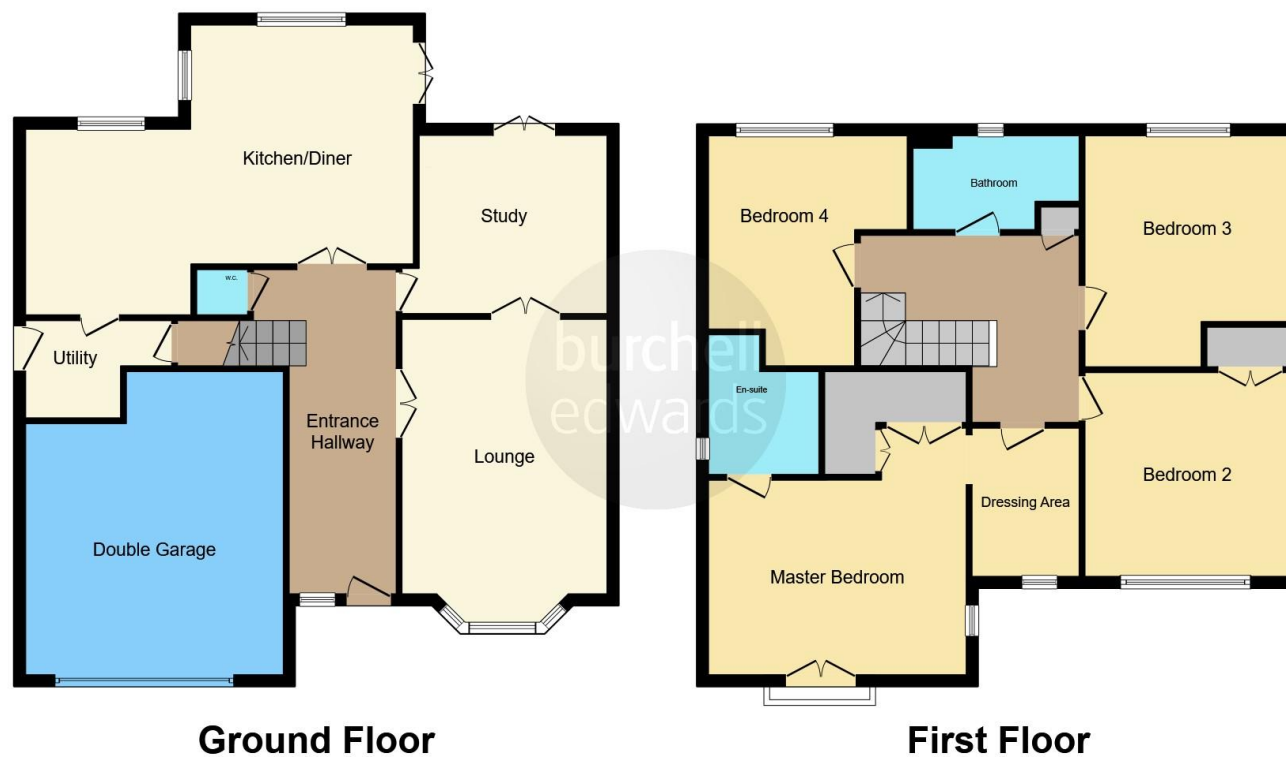
15' 1" x 18' 5" (4.60m x 5.61m)

Having up and over door, power and light









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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