

HoldenCopley

PREPARE TO BE MOVED

Station Road, Langley Mill, Nottinghamshire NG16 4DU

Guide Price £200,000

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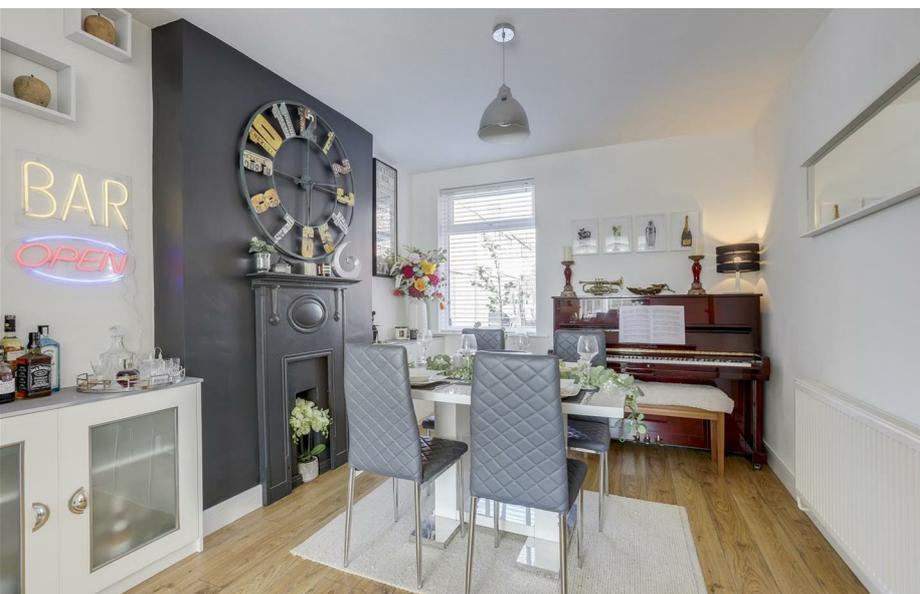
GUIDE PRICE £200,000 - £220,000

IMMACULATELY PRESENTED AND FULL OF CHARACTER...

This beautifully presented three bedroom semi-detached property offers the perfect blend of modern living and charming original features, making it ideal for a wide range of buyers. Spacious throughout and finished to an exceptional standard, this home is ready to move into and enjoy. The ground floor welcomes you with a bright and inviting entrance hall, leading to a cosy bay-fronted living room complete with a recessed chimney breast. Open access flows seamlessly into the elegant dining room, which features a traditional fireplace – perfect for entertaining or relaxing with family. At the heart of the home lies the impressive kitchen diner, boasting modern fitted units, ample storage, and striking acoustic slat wall panelling with integrated lighting, creating a contemporary and stylish space. Upstairs, the property offers three double bedrooms, all serviced by a sleek and contemporary four-piece bathroom suite, which includes a luxurious double-ended bath and a walk-in shower. Externally, the property benefits from a low-maintenance forecourt to the front and gated side access leading to a beautifully landscaped, south-facing rear garden. This outdoor haven features a gravelled area, a well-maintained lawn, and a decked seating area – perfect for alfresco dining and summer evenings. Located in a sought-after residential area, the property is within easy reach of local shops, amenities, reputable schools, and excellent transport links, including close proximity to the A610.

MUST BE VIEWED

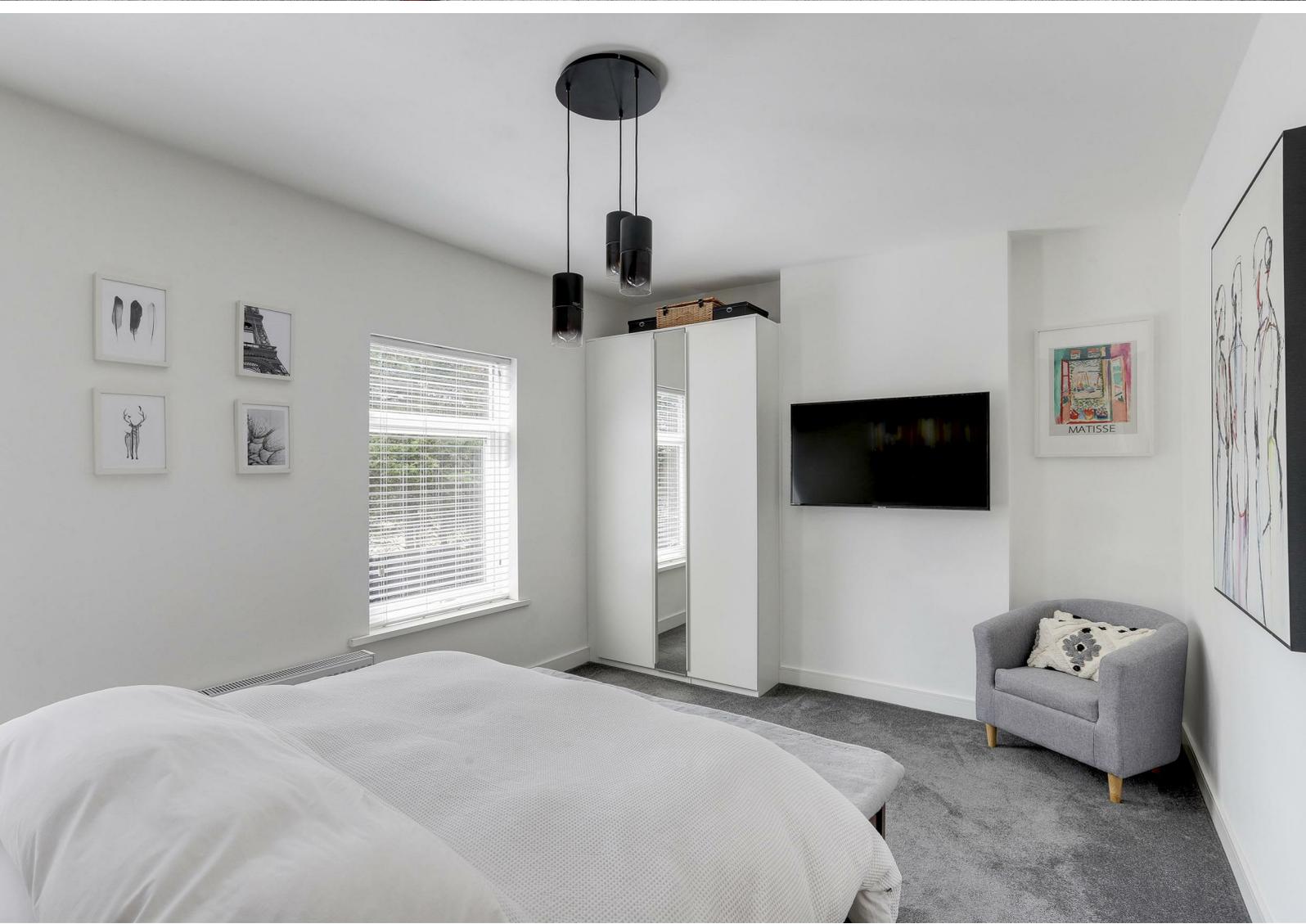




- Semi-Detached House
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen/Diner
- Four-Piece Bathroom Suite
- On-Street Parking
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Excellent Transport Links







GROUND FLOOR

Entrance Hall

12'3" x 4'11" (max) (3.75m x 1.51m (max))

The entrance hall features tile-effect flooring, carpeted stairs, ceiling coving, a radiator, and a composite door providing access to the accommodation.

Living Room

13'0" x 12'1" (max) (3.97m x 3.69m (max))

The living room features wood flooring, a recessed chimney breast and exposed brick surround, a UPVC double-glazed bay window to the front elevation, and open access to the dining room.

Dining Room

12'2" x 10'1" (max) (3.72m x 3.08m (max))

The dining room features wood flooring, a traditional fireplace, built-in storage cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen/ Diner

17'4" x 9'8" (5.29m x 2.96m)

The kitchen features a range of fitted handleless base and wall units with worktops, a breakfast bar, an undermount sink with a swan-neck mixer tap and drainer, an induction hob with extractor fan, an integrated oven, an integrated dishwasher, and integrated washing machine, space for a fridge-freezer, acoustic slat wall panelling with integrated lighting, a vertical radiator, a tiled splashback, space for a dining table, UPVC double-glazed windows to the side and rear elevations, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

23'3" x 4'11" (max) (7.11m x 1.50m (max))

The landing has carpeted flooring, access to the boarded loft, and leads to the first-floor accommodation.

Master Bedroom

15'7" x 11'3" (max) (4.76m x 3.44m (max))

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'4" x 10'2" (max) (3.76m x 3.12m (max))

The second bedroom features carpeted flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'7" x 6'11" (3.23m x 2.11m)

The third bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window to the side elevation.

Bathroom

9'7" x 6'5" (max) (2.94m x 1.96m (max))

The bathroom features a concealed low-level dual-flush W/C, a vanity storage unit with wash basin, a double-ended panelled bath with central taps, a walk-in shower enclosure with a mains-fed rainfall shower and shower screen, an in-built cupboard, a heated towel rail, luxury vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a small forecourt, access to on-street parking, gated side access to the rear garden, and brick wall boundaries.

Rear

To the rear of the property is an enclosed south-facing garden featuring a gravelled area, a well-maintained lawn, a decked seating area, a mature tree, various plants and shrubs, an outside tap, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Netomnia, Openreach

Broadband Speed - Ultrafast available - 10000 Mbps (download) 10000 Mbps (upload)

Phone Signal – Good 4G / Some 5G Coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

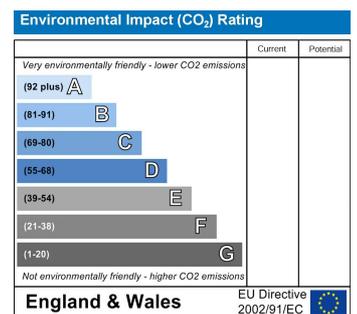
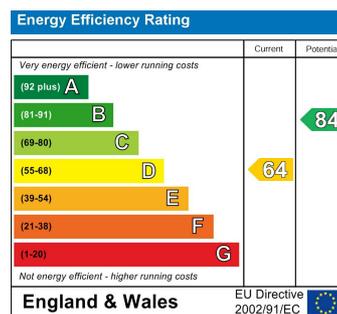
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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