



Cherry Lane, Langley Green

Offers Over £575,000

**MANSELL
McTAGGART**
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- Largely extended end of terraced house
- Five bedrooms and three washrooms
- Kitchen and separate utility room
- Private rear garden overlooking playing fields
- Over 1,700 sq. ft. of living accommodation
- Driveway parking to front
- Council Tax Band 'C' and EPC 'C'

A rare opportunity to acquire a substantially extended five bedroom, three washroom end of terraced house, located in the popular residential district of Langley Green, offered in wonderful condition throughout.

The house comes equipped with two living areas, kitchen and utility room, downstairs shower room, family bathroom, a Jack & Jill en-suite shower room and with all five bedrooms being located on the first floor, this is an ideal home for a large/growing family.

Upon entry to the house there is a spacious entrance hallway, which forms part of an extension to the front of the house with creates ample space for shoes and coats, stairs to the first floor and access to a downstairs shower room comprising a shower cubicle, low level WC and wash hand basin. On your right is the larger of two living rooms, being 'L' shaped with windows to front and sliding patio doors to the rear garden, allowing for plenty of space for living room furniture as well as a dining area. Accessed from both the living room and the entrance hallway is the first kitchen, which is fitted with a wide range of wall and base units incorporating cupboards and drawers. There's an integrated electric oven with gas hob and cooker hood over, space for a free standing fridge/freezer, space for dishwasher and a wall mounted boiler.

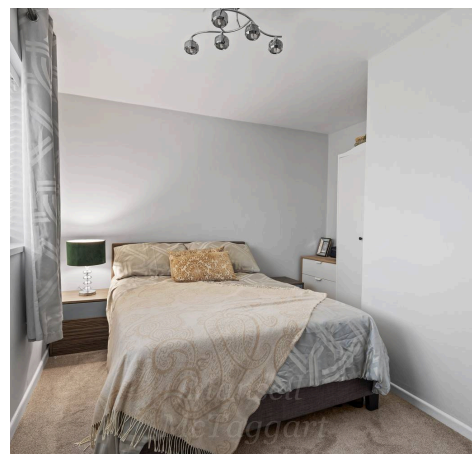


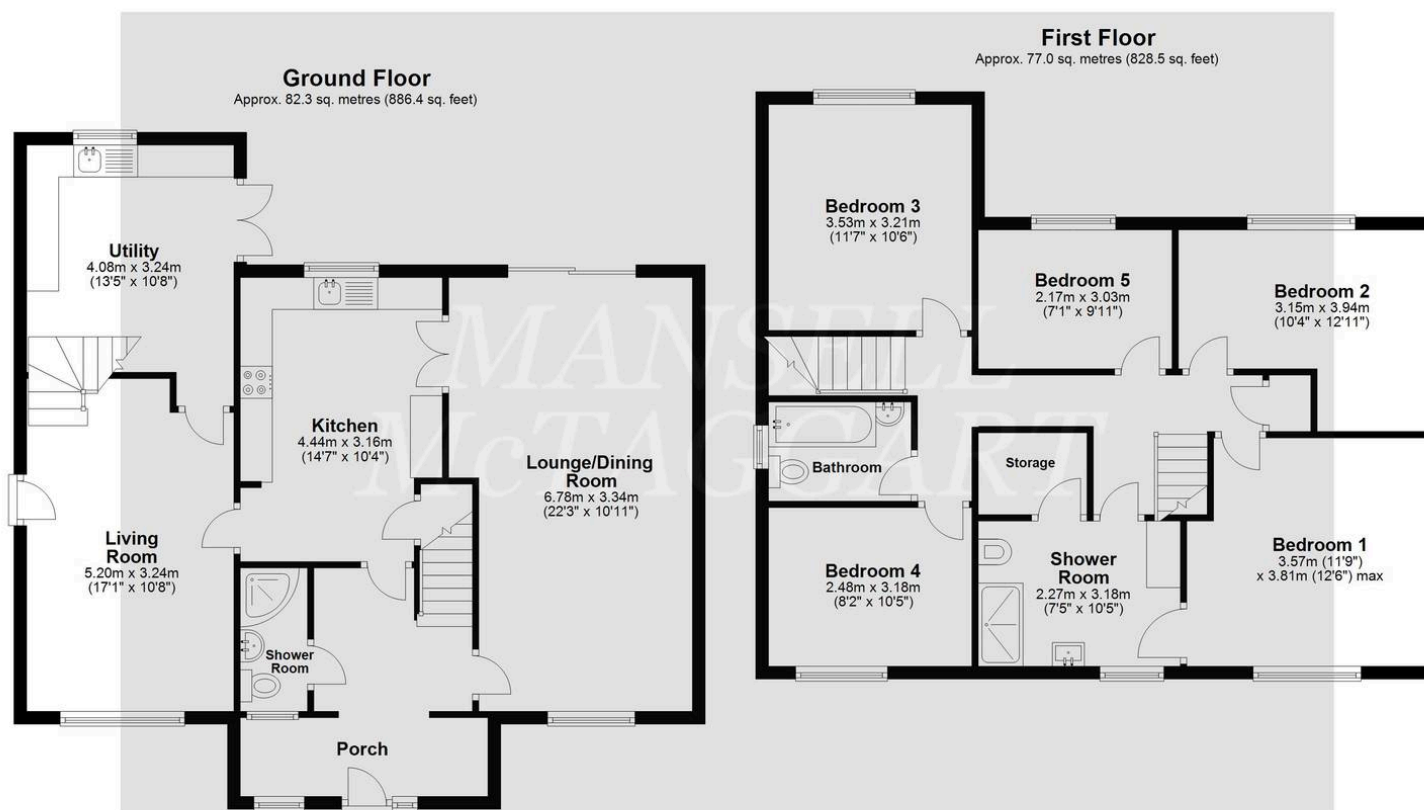


To the far left of the house is the second living room, which also has its own front door and a separate staircase taking you to the first floor. From this living room you can access the utility room, which has space for all white goods, doors to the rear garden and a second wall mounted boiler.

Stairs from the entrance hall takes you to the first floor where you can access all rooms, as well as access to the loft and airing cupboard. Four of the bedrooms are spacious double rooms with the remaining bedroom being of a large single/small double in size with the main bedroom also benefiting from a modern and contemporary en-suite 'Jack & Jill' shower room. The family bathroom comprises a panel enclosed bath with shower unit over, low level WC, pedestal wash hand basin, chrome towel warmer and opaque window. The second shower room comprises a shower cubicle, low level WC and wash hand basin.

Externally, there is a brick-bloc paved driveway to the front allowing parking for several vehicles and gated side access leading to the generous and extremely private rear garden mainly laid to lawn with a substantial patio abutting the rear of the house with views over playing fields and gated access to it.





Total area: approx. 159.3 sq. metres (1714.9 sq. feet)

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