



8 Hallam Grove  
Langley Mill NG16 4HR

£345,000

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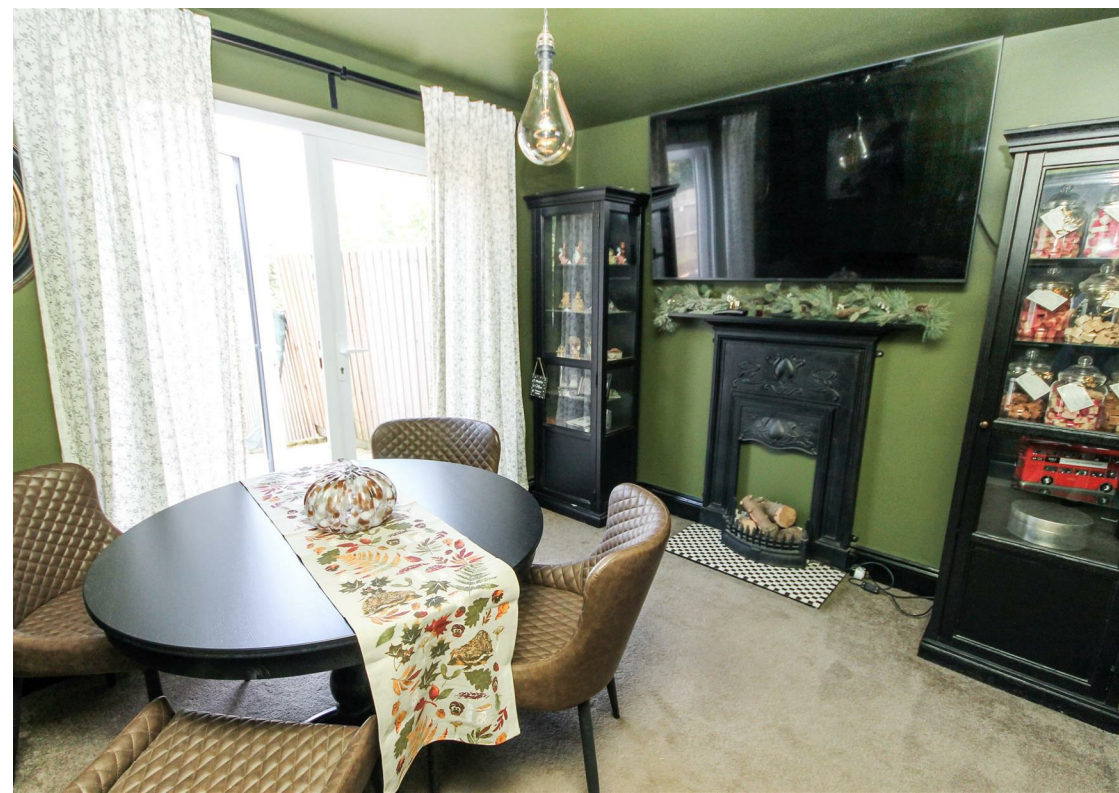
## 8 Hallam Grove

Langley Mill NG16 4HR

Offered to the market with no upward chain this spacious four bedroom detached family home is situated in a cul-de-sac location with driveway parking & garage. Built in 2019 the property comprises lounge, dining room, kitchen & utility room. On the first floor are four good size bedrooms with en-suite to master & family bathroom. This property would be ideal for a young family & comes with added benefit of still having 5 years on the NHBC.

Hallam Grove is situated on the Wheeldon Homes 'Chapel Gate' residential development, which is popular with families & young professionals. The location borders Derbyshire & Nottinghamshire, excellent transport links with the A610, M1 motorway & Langley mill train station close by.

Don't miss out on the opportunity to own this beautiful home, book your viewings today!







### Entrance Hallway

Composite door to the front elevation, stairs to first floor, understairs cupboard, radiator & LVT flooring.

### Lounge

15'11" x 10'3" (4.85m x 3.12m)

Double glazed bay window to the front elevation, radiator, fitted carpet & open plan to dining room.

### Dining Room

10'4" x 9'3" (3.15m x 2.82m)

French doors to the rear elevation, decorative cast iron fireplace front with tiled hearth, TV point, radiator & fitted carpet.



### Kitchen

10'10" x 9'3" (3.30m x 2.82m)

Double glazed window to the rear elevation, wall & base units with wood effect laminate worktop over, stainless steel sink & drainer with mixer tap, electric double oven & gas hob with extractor over, integrated dish washer & fridge/freezer, spotlights, radiator & LVT flooring.

### Utility room

7'5" x 6'5" (2.26m x 1.96m)

Double glazed door & window to the rear elevation, wall & base units with wood effect laminate worktop over, stainless steel sink & drainer with mixer tap, space for washing machine, space for dryer & LVT flooring.



### Downstairs WC

Frosted double glazed window to the side elevation, low flush WC, pedestal wash hand basin, radiator & LVT flooring.

### First Floor

#### Bedroom One

16'11" x 12'9" (5.16m x 3.89m)

Two double glazed windows to the front elevation, fitted wardrobes, cupboard housing Valliant hot water system, TV point, radiator & laminate flooring.



#### En-Suite

Frosted double glazed window to the front elevation, walk in cubicle with mains feed shower, low flush WC, pedestal wash hand basin, extractor fan, part tiled walls, radiator & low flush WC.







### Bedroom Two

10'10" x 10'1" (3.30m x 3.07m)

Double glazed window to the rear elevation, fitted wardrobes, drawers & cabinets, radiator & fitted carpet.

### Bedroom Three

7'6" x 7'1" (2.29m x 2.16m)

Double glazed window to the rear elevation, radiator & fitted carpet.

### Bedroom Four

10'10" x 7'1" (max) (3.30m x 2.16m (max))

Double glazed window to the rear elevation, radiator & LVT flooring.



### Family Bathroom

7'4" x 6'5" (2.24m x 1.96m)

Frosted double glazed window to the side elevation, panelled bath with hand held mains feed shower hair attachment, low flush WC, pedestal wash hand basin, extractor fan, part tiled walls, heated towel rail & LVT flooring.

### Outside

#### Rear Garden

Raised patio area, lawn area & fence boundary.

#### Front Garden

Gravelled hard standing area & block paved driveway leading to attached garage with EV charger.

#### Attached Garage

19'2" x 8'3" (5.84m x 2.51m )

With up & over door & power.

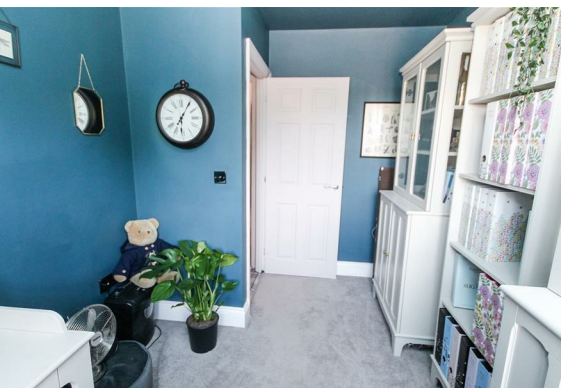
#### N.B

There is 5 years NHBC.

A community charge is payable (£157.53 paid in January 2024)

#### Council Tax Band

Council Tax Band D (Amber Valley)



## Floor Plan



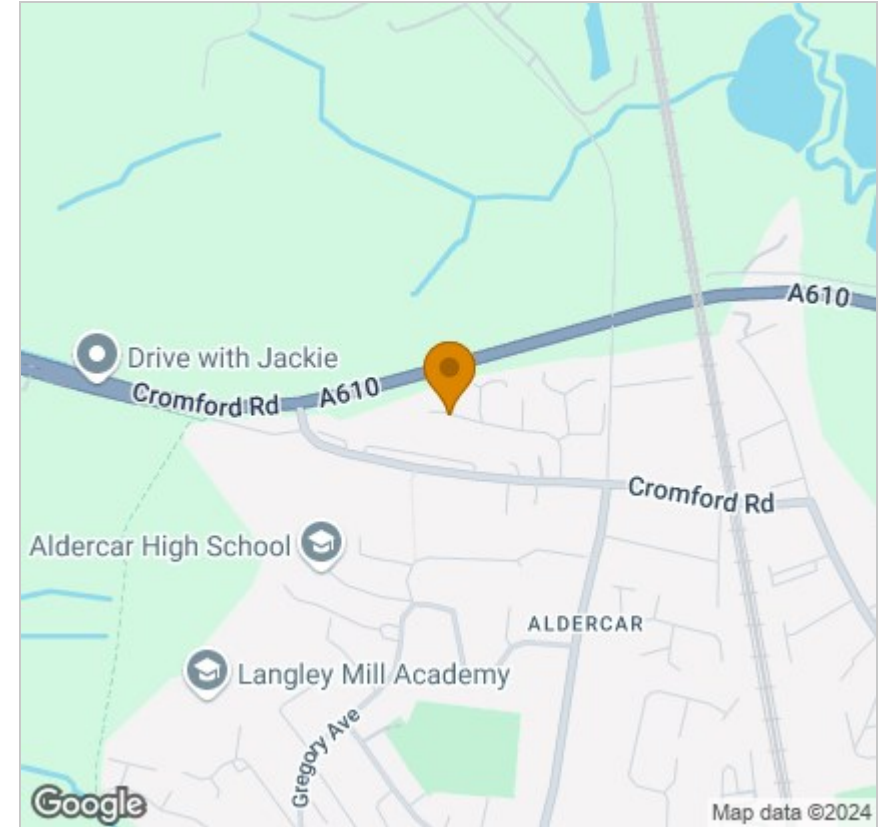
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

