



3 Langdyke,

£300,000

3 Langdyke,

Butler & Co Estate Agents are delighted to present this spacious four-bedroom detached family home. This impressive property offers great living space which including a entrance hallway, cloakroom/utility area, living room, kitchen/dining area, conservatory and a landing leading to four double bedrooms, and a family bathroom.

The property boasts a generous driveway leading to a garage, as well as front and rear gardens that provide plenty of outdoor space for relaxation and entertaining.

Ideally located with easy access to local primary **and** secondary schools, shops, restaurants and excellent commuter and transport links.





Entrance Hall

2.16m x 1.68m (7'1" x 5'6")

Double glazed entrance door with matching window to the front, staircase to the first-floor landing, Opening into the cloakroom/utility room, door to kitchen/dining area, radiator, and tiled flooring.

Cloakroom/Utility Area

3.15m x 1.65m (10'4" x 5'5") Maximum

Fitted with a two-piece suite comprising a low-level WC and wash hand basin, worksurface with space for a tumble dryer and plumbing for a washing machine under, built-in understairs cupboard, radiator, tiled flooring, and window to the side.

Living Room

4.75m x 2.97m (15'7" x 9'9") Maximum into the entertainment wall.

Window to the front, radiator, and coved ceiling.



Openings leading into the kitchen/dining room and conservatory.



Kitchen/Dining Room

5.33m x 2.9m (17'6" x 9'6")

Re-fitted with matching range of wall and base units with solid wood worksurfaces over, 1.5 bowl sink unit, 5-ring gas hob with extractor hood over, built-in double oven with microwave over, Integrated dishwasher, tiled flooring, dining bar and a window to the side.

Conservatory

3.48m x 2.44m (11'5" x 8'0")

Double glazed French doors lead into the garden with matching windows to the rear and side, glass roof, and a radiator.

Landing

2.72m x 2.69m (8'11" x 8'10") Maximum

Window to the front, built-in airing cupboard, loft hatch, and coved ceiling.

Master Bedroom

4.01m x 2.87m (13'2" x 9'5") Maximum

Window to the side and radiator.

Bedroom Two

3.05m x 2.69m (10'0" x 8'10") Maximum into the bay window.

Window to the front and a radiator.

Bedroom Two

2.87m x 2.46m (9'5" x 8'1")

Window to the side and a radiator.

Bedroom Four

2.57m x 1.75m (8'5" x 5'9") Maximum

Window to the front and a radiator.

Family Bathroom

1.88m x 1.75m (6'2" x 5'9") Maximum

Re-fitted with a three-piece suite comprising a pedestal wash hand basin, low-level WC, and deep panelled bath and part tiled walls.

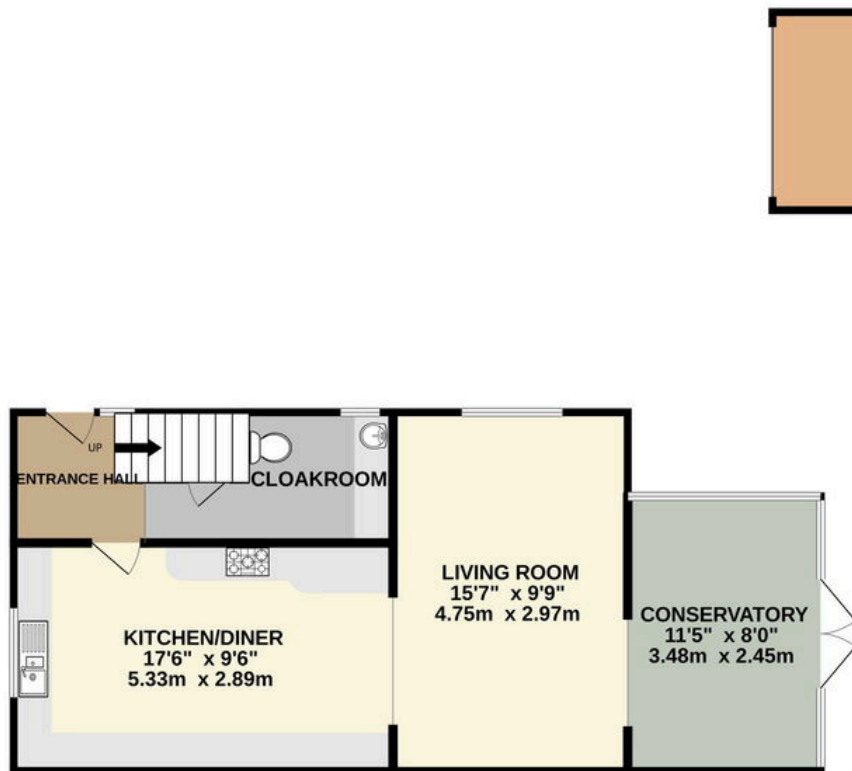
This room also benefits from a window to the rear and radiator.

Front garden

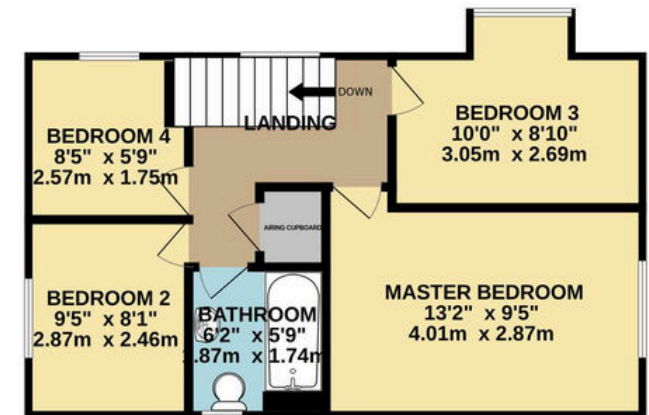




GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

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.
Made with Metropix ©2025