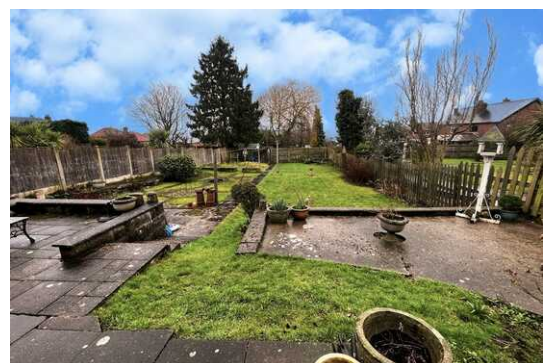


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Lower Dunstead Road Langley Mill NG16 4DL , NG16 4DL  
£350,000**



**FEATURES:**

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- GOOD SIZED PLOT
- LANDSCAPED LARGE GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- STUNNING FAMILY HOME
- KITCHEN BREAKFAST ROOM
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: D EPC RATING: TBC**

## Description

Look at this for a stunning family home!! Beautiful large garden, Two reception rooms with working log burner! Kitchen breakfast room, downstairs WC, Utility room, Bathroom, three double bedrooms. Close to local amenities and transport links. Viewing essential, call today!!

## Entrance Hallway

Doors to lounge, dining room, kitchen and spacious pantry cupboard, vinyl flooring, stairs rising to the first floor.

## Dining Room

3.74 m x 3.92 m (12'3" x 12'10")

UPVC double glazed bay window to front aspect, fireplace, solid wood flooring, radiator.

## Lounge

4.41 m x 3.77 m (14'6" x 12'4")

UPVC french doors to conservatory, UPVC double glazed window to front aspect, feature log burner, radiator, TV point, feature wall lights, carpet, but under the carpet is the solid wood flooring if needed.

## Conservatory

2.83 m x 2.57 m (9'3" x 8'5")

UPVC double glazed windows and doors to rear aspect, laminate flooring, radiator.

## Kitchen Breakfast Room

3.85 m x 3.35 m (12'8" x 11'0")

UPVC double glazed window to rear aspect, a fitted kitchen comprising of base and wall units with roll top work surface, sink unit, integrated eye level oven, hob and extractor above, fridge, vinyl flooring, door to rear hallway.

## Rear Hall

UPVC door to rear garden, doors to utility room and downstairs WC, laminate flooring.

## Utility Room

UPVC double glazed window to rear aspect, plumbing for washing machine,

wall mounted boiler, laminate flooring.

## Downstairs WC

UPVC double glazed window to rear aspect, WC, laminate flooring.

## First floor landing

Doors to bedrooms, the bathroom is off the stairs in between floors, loft access point, radiator.

## Bathroom

UPVC double glazed window to front aspect, a modern three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, heated towel rail, vinyl flooring, tiled walls.

## Bedroom One

3.69 m x 4.32 m (12'1" x 14'2")

Dual aspect with UPVC double glazed windows, radiator.

## Bedroom Two

3.87 m x 3.47 m (12'8" x 11'5")

UPVC double glazed window to front aspect, radiator.

## Bedroom Three

3.47 m x 3.46 m (11'5" x 11'4")

UPVC double glazed window to rear aspect, radiator. storage cupboard.

## Outside

To the front of the property is a gravelled driveway with ample off street parking for around 6 cars, lawned area with low level wall. Driveway leads to the single detached garage. The property also has gated access to the rear.

To the rear is a substantial garden, with lawned garden, patio areas, mature shrubs, rockery and borders.

## Garage

6.00 m x 3.10 m (19'8" x 10'2")

The garage has light and power connected, with door to front, and pedestrian access to the side and rear.

#### **NOTICE TO PROSPECTIVE PURCHASERS**

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.