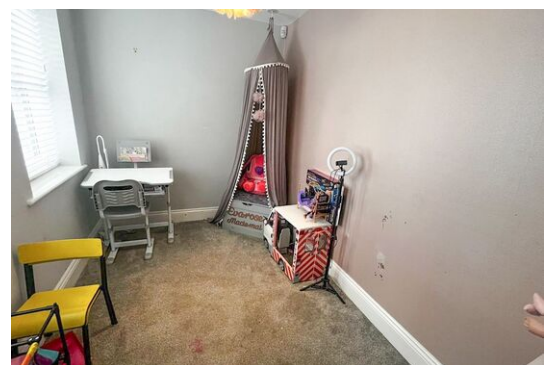
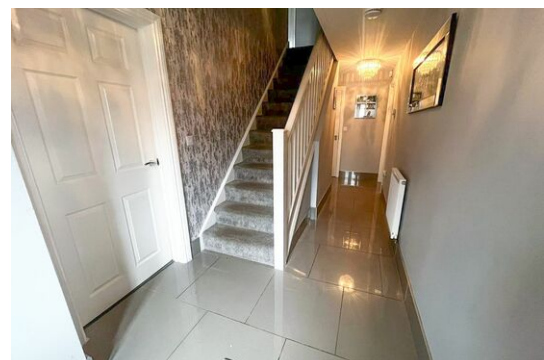


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Chapel Gate Lane, Langley Mill, Nottinghamshire, NG16 4HN Offers Over £375,000



### **FEATURES:**

- FOUR GOOD SIZED BEDROOMS
- MODERN CUL DE SAC LOCATION
- OFF STREET PARKING AND GARAGE
- LANDSCAPED REAR GARDEN
- MODERN FITTED KITCHEN DINER
- UTILITY ROOM
- DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- PLAY ROOM/ STUDY
- CONVERTED GARAGE

**COUNCIL TAX BAND: E EPC RATING: B**

#### Entrance Hallway

Stairs rising to the first floor, tiled flooring, radiator, doors to lounge, kitchen diner, play room/study, downstairs WC, under stairs storage cupboard.

#### Play Room / Study

2.09 m x 3.28 m (6'10" x 10'9")  
Two UPVC windows to front, radiator.

#### Downstairs WC

UPVC window to rear aspect, a modern two piece suite comprising of WC and pedestal hand wash basin, part tiled walls, radiator.

#### Lounge

3.16 m x 4.98 m (10'4" x 16'4")  
UPVC french doors to rear garden, radiator, feature media wall with insets for TV and shelving, laminate flooring.

#### Kitchen Diner

7.05 m x 3.67 m (23'2" x 12'0")  
Two UPVC windows to front aspect, radiator, Fitted modern kitchen comprising of base and wall units with worktop and matching upstands, sink unit, integrated eye level oven, hob and extractor above, integrated fridge freezer, integrated dishwasher, tiled flooring, Door to utility room.

#### Utility Room

Door to rear garden, Modern base and wall units with work surface and matching upstand, sink unit, plumbing for washing machine, radiator.

#### First floor landing

Doors to bedrooms and bathroom.

#### Master Bedroom

3.95 m x 3.35 m (13'0" x 11'0")  
UPVC window to front aspect, radiator, fitted wardrobes, door to ensuite.

#### En Suite

UPVC window to front, a modern three piece suite comprising of WC, shower cubicle, hand wash basin, part tiled walls, radiator.

#### Bedroom

3.59 m x 3.22 m (11'9" x 10'7")  
UPVC window to front aspect, radiator, fitted wardrobes.

#### Bedroom

3.27 m x 3.13 m (10'9" x 10'3")  
UPVC window to rear aspect, radiator.

#### Bedroom

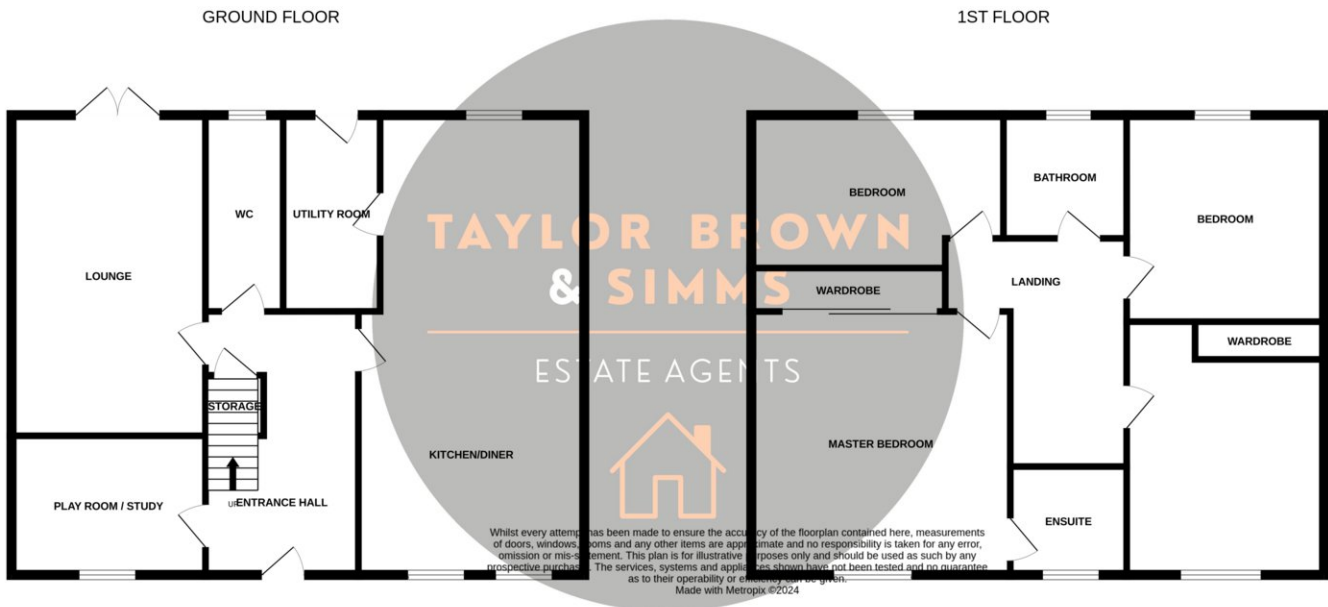
3.37 m x 2.50 m (11'1" x 8'2")  
UPVC window to rear, radiator.

#### Bathroom

UPVC window to rear aspect, a modern three piece suite comprising of panelled bath, WC, pedestal hand wash basin, part tiled walls, radiator.

#### Outside

To the side is off street parking for two vehicles leading to a single garage. To the rear is a landscaped garden with lawned area, patio area, steps leading to a further area, enclosed by panelled fencing, and leading to a single pedestrian door to the rear of the garage which has been currently converted into a further room.



### NOTICE TO PROSPECTIVE PURCHASERS

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