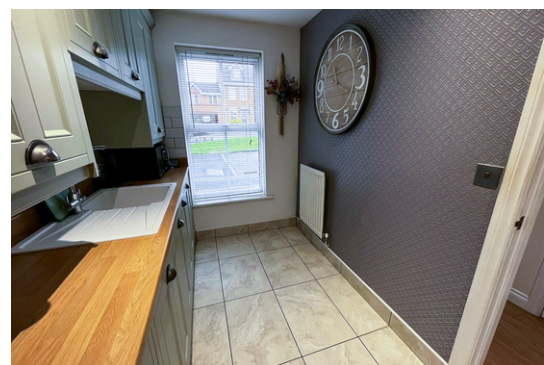


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Bella Close, Langley Mill, Nottingham, Nottinghamshire , NG16 4HF**  
**£215,000**



**FEATURES:**

- THREE GOOD SIZED BEDROOMS
- THREE STOREY
- OFF STREET PARKING
- MASTER BEDROOM WITH DRESSING ROOM
- TWO BATHROOMS
- DOWNSTAIRS WC
- ENCLOSED LANDSCAPED REAR GARDEN
- GOOD SIZED LOUNGE DINER
- CUL DE SAC LOCATION
- VIEWING ESSENTIAL

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

#### **Entrance Hallway**

Stairs rising to the first floor, laminate flooring, radiator, storage cupboard, doors to kitchen, downstairs WC and lounge.

#### **Downstairs WC**

UPVC window to front, two piece suite comprising of WC and hand wash basin set in a vanity unit, radiator, tiled flooring.

#### **Kitchen**

3.64 m x 1.91 m (11'11" x 6'3")  
UPVC window to front aspect, radiator, a recently refitted modern fitted kitchen comprising of base and wall units with work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, integrated dishwasher and washing machine, space for tall fridge freezer.

#### **Lounge Diner**

5.45 m x 3.95 m (17'11" x 13'0")  
UPVC french doors to rear aspect, laminate flooring, storage cupboard, radiator, tv point.

#### **First floor landing**

Doors to bedrooms 2 and 3 and bathroom, radiator, stairs rising to the second floor.

#### **Bedroom Two**

3.98 m x 3.16 m (13'1" x 10'4")  
Two UPVC windows to front aspect,

radiator.

#### **Bedroom Three**

3.99 m x 3.29 m (13'1" x 10'10")  
UPVC window to rear, radiator.

#### **Bathroom**

Three piece suite comprising of panelled bath with shower above, WC, hand wash basin set in a vanity unit, radiator, part tiled walls.

#### **Second floor landing**

Doors to Master bedroom and shower room.

#### **Master bedroom**

4.20 m x 3.96 m (13'9" x 13'0")  
UPVC window to front, radiator. over stairs storage cupboard, door to dressing room.

#### **Dressing Room**

#### **Shower Room**

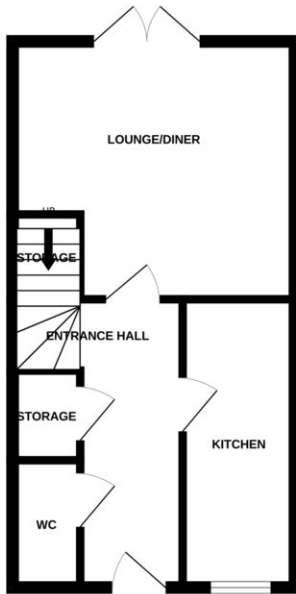
Three piece suite comprising of walk in shower, with shower screen, WC, hand wash basin set in a vanity unit, part tiled walls, tiled flooring.

#### **Outside**

There is allocated two parking spaces.

To the rear is a decking area, lawned area, and being enclosed via panelled fencing.

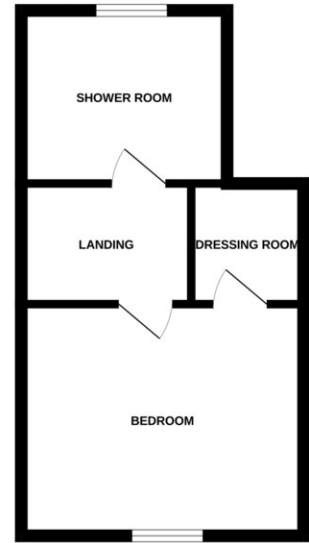
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
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