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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Upper Dunstead Road, Langley Mill, Nottinghamshire , NG16 4FJ Offers in region of £425,000



FEATURES:

- FIVE GOOD SIZED BEDROOMS
- DETACHED THREE STOREY FAMILY HOME
- DOUBLE GARAGE AND AMPLE OFF STREET PARKING
- GOOD SIZED GARDEN WITH OUTBUILDING
- SOLAR PANELS - OWNED
- CONSERVATORY, LOUNGE AND DINING ROOM
- LOG BURNER TO THE SPACIOUS LOUNGE
- EN SUITE TO MASTER BEDROOM
- TOP FLOOR FULL LENGTH BEDROOM WITH VIEWS
- CLOSE TO TRANSPORT LINKS AND AMENITIES

COUNCIL TAX BAND: E EPC RATING: B

Entrance Hallway

Stairs rising to the first floor, doors to lounge, kitchen, dining room, downstairs WC, under stairs storage, storage cupboard, radiator, Karndean flooring.

Downstairs WC

UPVC window to front aspect, two piece modern suite comprising of WC and hand wash basin set in a vanity unit, tiled flooring, part tiled walls, towel rail.

Dining Room

4.41 m x 3.36 m (14'6" x 11'0")
Two UPVC windows to front aspect, radiator.

Lounge

6.56 m x 4.38 m (21'6" x 14'4")
UPVC patio doors leading to the conservatory, feature fireplace with log burner, tv point, radiator.

Conservatory

3.87 m x 2.97 m (12'8" x 9'9")
UPVC built with views over the rear garden.

Kitchen

4.97 m x 2.69 m (16'4" x 8'10")
UPVC window to side and Door to side, a range of base and wall units with work top and sink unit, part tiled walls, integrated eye level oven, hob and extractor with decorative splashback, plumbing for dishwasher, space for fridge, radiator, floor tiles, opening into utility room.

Utility Room

3.14 m x 2.69 m (10'4" x 8'10")
Base and wall Matching units to the kitchen, work top, sink unit, wall mounted boiler, part tiled walls,

fridge, UPVC door to rear garden.

First floor landing

Doors to bedrooms 1, 2, 3 and 4 and bathroom, stairs rising to the second floor, radiator, storage cupboard.

Bedroom One

6.49 m x 3.40 m (21'4" x 11'2")
UPVC window to rear, radiator, fitted wardrobes to two walls, door to en suite,

En Suite

UPVC window to front, three piece modern suite comprising of WC and hand wash basin set in a vanity unit, shower cubicle, towel rail, tiled walls, extractor fan, tiled flooring.

Bedroom Two

6.87 m x 3.79 m (22'6" x 12'5")
UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom three

2.52 m x 2.24 m (8'3" x 7'4")
UPVC window to front, radiator

Bedroom Four

3.34 m x 2.04 m (10'11" x 6'8")
UPVC window to front, radiator.

Bathroom

UPVC window to front, three piece suite comprising of WC, pedestal hand wash basin, panelled corner bath with shower above, vinyl flooring, radiator, tiled walls.

Second Floor Landing

Two UPVC windows to front, this space could be used as further seating area/ office, doors to solar panel control area, door to bedroom five.

8.55 m x 4.15 m (28'1" x 13'7")
UPVC window to front, French
doors to rear with Juliette balcony,
Two velux windows, radiator.

Double Garage
6.17 m x 5.35 m (20'3" x 17'7")
Two up and over doors to the front.

Outbuilding
5.42 m x 2.61 m (17'9" x 8'7")
Currently being used as a hot tub
space. UPVC french doors to the
front.

Outside

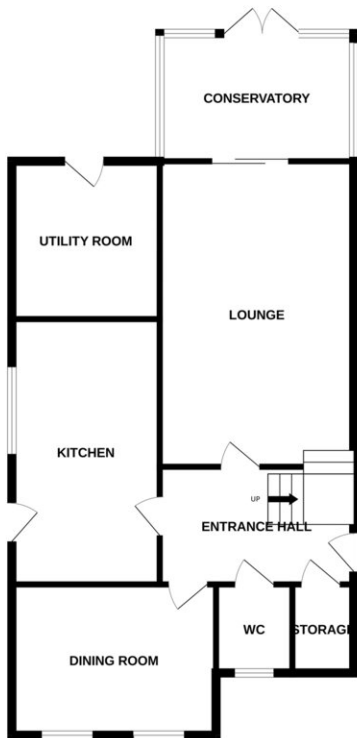
To the front is block paved
driveway with gated access to the
side leading to a further driveway
and double garage.

To the rear is a good sized garden
mainly laid to lawn, with mature
shrubs, patio area, pathway leading
to the outbuilding.

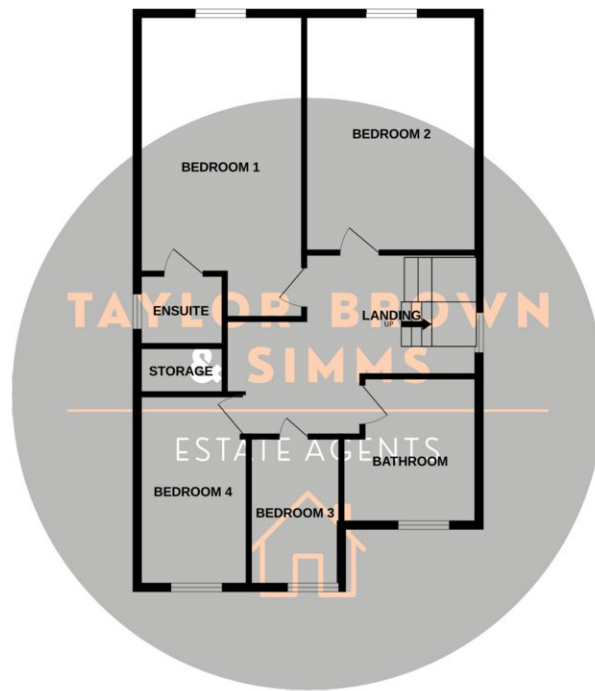
NOTE

The property also benefits from
Solar Panels.

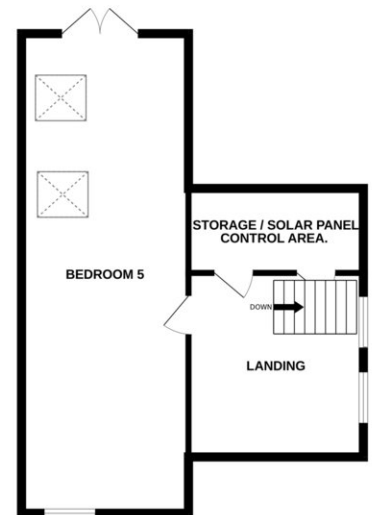
GROUND FLOOR



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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