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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Cromford Road, Aldercar, Nottingham, Nottinghamshire , NG16 4HA Offers Over £425,000



### **FEATURES:**

- DETACHED FAMILY HOME
- STUNNING SHOW HOME CONDITION
- ORANGERY ROOM TO THE REAR
- THREE RECEPTION ROOMS
- LARGE GARAGE AND AMPLE OFF STREET PARKING
- SOUTH FACING LANDSCAPED BEAUTIFUL LARGE GARDENS
- REFITTED BATHROOM
- OFFICE / PLAY ROOM
- EXTENDED PROPERTY
- VIEWING ABSOLUTELY ESSENTIAL



COUNCIL TAX BAND: D EPC RATING: BPG

#### Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor, doors to office, lounge, kitchen and downstairs WC, radiator, original Oak flooring.

#### Dining area

4.35 m x 4.08 m (14'3" x 13'5")  
UPVC bay window to front aspect, UPVC window to side aspect, radiator, Original Oak floor boards, opening into the lounge area.

#### Lounge area

5.90 m x 3.99 m (19'4" x 13'1")  
UPVC french doors to rear aspect, original oak floor boards, feature log burner, radiator.

#### Kitchen area

5.02 m x 4.10 m (16'6" x 13'5")  
Opening into the orangery, door to utility room, a beautifully fitted kitchen with base and wall units with granite work tops, inset 1.5 stainless steel sink with taps, integrated Miele dishwasher, under counter fridge, AEG microwave, Britannia Range cooker with 6 gas burners and 1.5 ovens with extractor above, room for American Style fridge freezer, velux window, tiled flooring, radiator.

#### Utility Room

UPVC window to side aspect, base units with plumbing for washing machine, space for drier, wall mounted "Ideal combi" boiler, which has been replaced within the last 12 months, part tiled walls, tiled flooring.

#### Orangery Room

4.99 m x 4.70 m (16'4" x 15'5")  
Stunning room with bi folding

flooring, radiator, UPVC windows to side and stunning roof lantern,

#### Downstairs WC

Two piece suite comprising of WC and hand wash basin, tiled walls, half wall panelling, tiled flooring.

#### Office / Play Room

4.13 m x 2.20 m (13'7" x 7'3")  
UPVC window to front aspect with built in window seat, laminate flooring, radiator.

#### First Floor Landing

Spacious landing, with doors leading to the bedrooms and bathroom, loft access point.

#### Bedroom One

4.22 m x 4.08 m (13'10" x 13'5")  
UPVC bay window to front aspect, radiator with radiator cover, UPVC window to side aspect, original floorboards

#### Bedroom Two

3.93 m x 3.75 m (12'11" x 12'4")  
UPVC window to rear aspect with window shutter, radiator, fitted wardrobes, original floorboards.

#### Bedroom Three

5.31 m x 2.23 m (17'5" x 7'4")  
UPVC window to front aspect, vaulted ceiling with Velux window, feature radiator, laminate flooring.

#### Bedroom Four

2.15 m x 2.08 m (7'1" x 6'10")  
UPVC bay window to front aspect, radiator, built in bed with storage below, Original floorboards.

#### Bathroom

UPVC window to rear aspect with wooden shutter blinds, a beautifully

shower, bath, WC and hand wash basin set in a vanity unit, tiled walls, tiled flooring, feature heated towel rail.

#### Outside

To the front of the property is a gravelled sweeping in and out driveway, with further parking to side with gated access, leading to a single garage which has pedestrian door to the rear and EV charger and light and power connected.

To the rear of the property is a beautiful, fully enclosed, landscaped garden structured into different sections comprising: patio with feature chimney bbq and pergola with mature kiwi climber; lawn with well stocked borders and children's playhouse; gravelled entertaining area with stone water feature and raised flower beds; utility area with compost bins and raised bed vegetable garden with garden shed

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

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