

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Andrews Drive, Langley Mill, Nottingham, Nottinghamshire , NG16 4GT**  
**£340,000**



## **FEATURES:**

- THREE DOUBLE BEDROOMS
- DETACHED FAMILY BUNGALOW
- CORNER PLOT
- GOOD LOCATION - CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- TWO BATHROOMS
- OPEN PLAN LOUNGE AND DINING ROOM
- MODERN FITTED KITCHEN AND UTILITY ROOM
- NO UPWARD CHAIN
- HIGHLY MAINTAINED THROUGHOUT
- VIEWING ABSOLUTELY ESSENTIAL

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

#### Lounge

7.10 m x 4.90 m (23'4" x 16'1")

UPVC window to rear aspect, opening to dining area, door to kitchen, radiator, tv point.

#### Dining Room

5.84 m x 3.41 m (19'2" x 11'2")

UPVC window to front aspect, radiator.

#### Inner Hall

Doors to bedroom, shower room and utility room, radiator.

#### Utility Room

2.74 m x 2.36 m (9'0" x 7'9")

UPVC door to side aspect, modern base and wall units, work top, plumbing for washing machine.

#### Bedroom

3.50 m x 2.71 m (11'6" x 8'11")

UPVC window to side aspect, radiator.

#### Shower Room

UPVC window to side aspect, three piece suite comprising of double shower, WC, pedestal hand wash basin, part tiled walls, towel rail.

#### Kitchen

4.25 m x 3.75 m (13'11" x 12'4")

UPVC window to front aspect, a modern fitted kitchen comprising of base and wall units with work top, sink unit, integrated appliances including, fridge freezer, dishwasher, microwave, eye level

oven, hob and extractor above, vinyl flooring, door to rear hall.

#### Rear Hall

Doors to bathroom and two further bedrooms, vinyl flooring.

#### Bathroom

UPVC window to side aspect, three piece modern suite comprising of roll top free standing bath, WC, pedestal hand wash basin set in a vanity unit, part tiled walls, radiator. tiled flooring.

#### Bedroom

3.53 m x 3.32 m (11'7" x 10'11")

UPVC window to side aspect, radiator.

#### Bedroom

3.75 m x 3.75 m (12'4" x 12'4")

UPVC window to side aspect, radiator.

#### Outside

To the front and side of the property is off street parking spaces which has recently been re laid, EV charger point, block paved edging and pathway to the front door, hedges with gated access.

To the rear of the property is pathway gated access to the side garden.

To the side is a lawned garden, with patio area, pathway, and gravelled beds, an being enclosed via hedging.

## GROUND 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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