

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Bailey Brook Drive, Langley Mill, Nottingham, Nottinghamshire , NG16**  
**4FS**  
**£230,000**



**FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- SPACIOUS ACCOMODATION
- NO UPWARD CHAIN
- GOOD SIZED PRIVATE REAR GARDEN
- BACKING ONTO WOODLAND
- GYM / OFFICE / UTILITY
- IDEAL LOCATION - CLOSE TO SCHOOLS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- VIEWING ESSENTIAL

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

Entrance Hallway  
Stairs rising to the first floor, under stairs storage cupboard, doors to lounge and kitchen diner.

Lounge  
4.02 m x 3.81 m (13'2" x 12'6")  
UPVC patio doors to rear, radiator, feature fireplace, laminate flooring.

Kitchen Diner  
6.25 m x 3.20 m (20'6" x 10'6")  
UPVC window to front and rear aspect, UPVC door to utility room/gym, fitted kitchen with base and wall units, sink unit, part tiled walls, space for cooker, dishwasher, island with breakfast bar area, under stairs storage cupboard, tiled flooring, radiator.

Utility Room / Gym / Office space  
5.83 m x 2.38 m (19'2" x 7'10")  
UPVC window and door to front, window and door leading to the rear garden, base and wall units, plumbing for washing machine.

First floor landing  
UPVC window to front aspect, doors to bedrooms, bathroom and WC.

Bedroom One  
3.38 m x 3.78 m (11'1" x 12'5")

UPVC window to rear aspect, radiator.

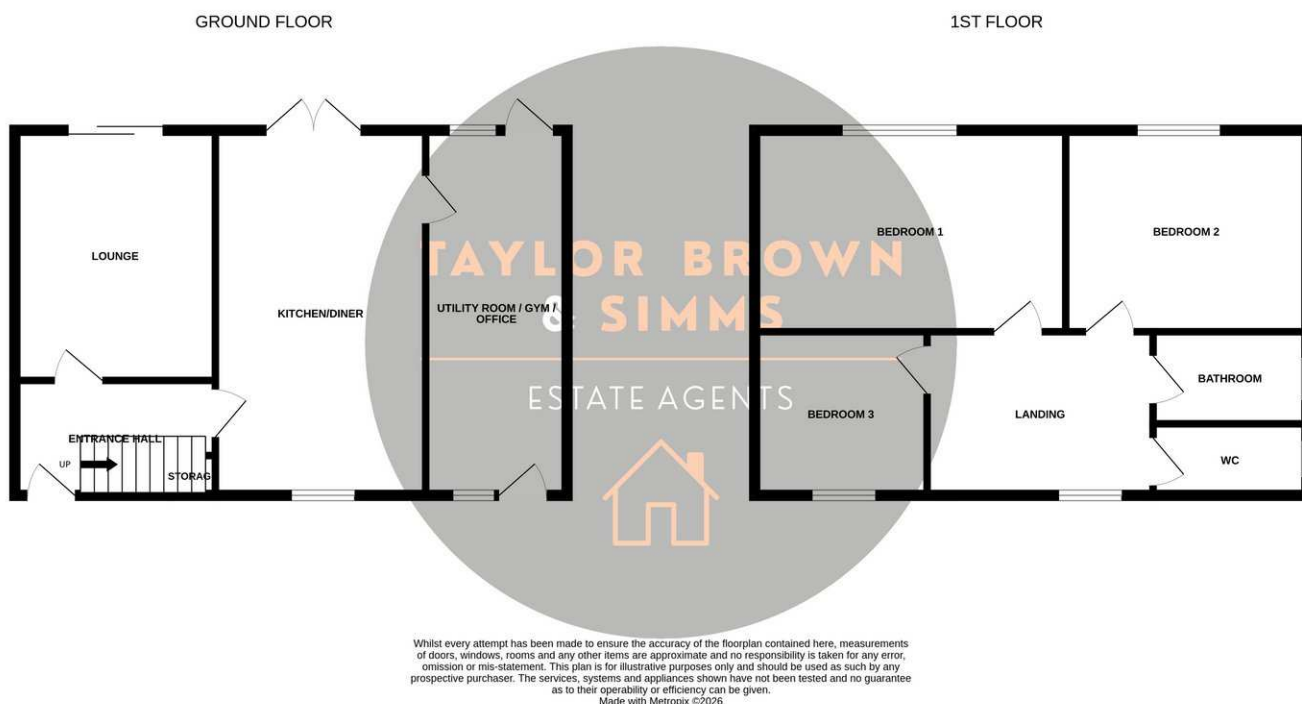
Bedroom Two  
3.05 m x 3.04 m (10'0" x 10'0")  
UPVC window to rear aspect, storage, radiator.

Bedroom Three  
2.83 m x 2.68 m (9'3" x 8'10")  
UPVC window to front, radiator.

Bathroom  
UPVC window to side aspect, two piece suite, panelled bath with shower above, hand wash basin, heated towel rail, part tiled walls.

WC  
UPVC window to side aspect, WC, part tiled walls.

Outside  
To the front of the property is ample off street parking, low level wall with hedging.  
To the rear of the property is a private pergola area, with patio area, steps leading down to a beautiful spacious garden with play area, lawned garden, further patio area, borders and mature shrubs, wooden garden shed, and being enclosed via panelled fencing backing onto woodland.



## NOTICE TO PROSPECTIVE PURCHASERS

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