



Andrews Drive
Langley Mill Nottingham

burchell
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Andrews Drive Langley Mill Nottingham NG16 4GT

for sale offers over
£350,000



Property Description

We are pleased to present this very well presented two bedroom detached bungalow located on a corner plot. Set in the ever so popular residential location of Langley Mill with easy access to the local shops and road links. The accommodation briefly comprises of; entrance area, lounge, kitchen/diner, family bathroom with separate large shower cubicle and two double bedrooms. The property also benefits from underfloor heating all around except from the porch and utility room along with scandic solid sable doors. To the outside the property sits on a corner plot and has a generously proportioned wrap around garden which offers a patio area and lawn area along with mature shrubs and raised flower beds. The property also has a single garage to the side along with ample off road parking .The loft is extremely spacious and allows great potential to extend up. The property is both double glazed and gas centrally heated. Viewing is absolutely essential to appreciate the space and accommodation on offer.

Entrance Porch

Accessed via front door leading into the porch where there is a double glazed window to the front and door leading into the entrance hallway.

Entrance Hallway

Having door to storage cupboard and doors off to:-

Lounge/ Diner

26' x 19' 7" (7.92m x 5.97m)

Having two double glazed windows to the front elevation and one to the side elevation, carpet flooring, fireplace with electric fire inset, step down to the dining area and double glazed French door leading out to the rear.

Kitchen

17' 6" x 10' 4" (5.33m x 3.15m)

Fitted with a range of matching wall and base units with work surfaces incorporating double sink and drainer unit, breakfast island, integrated gas oven with extractor over, plumbing and space for a washing machine, wine rack, tiled flooring, double glazed window to the rear elevation, door to storage cupboard and door leading into the utility room.

Utility Room

7' 9" x 5' 8" (2.36m x 1.73m)

Having plumbing for washer dryer, door to the rear, double glazed window to the rear elevation and door to the downstairs W.C

W.C

Having low level W.C and wash hand basin.

Bedroom One

15' 2" x 11' 6" (4.62m x 3.51m)

Having fitted wardrobes and double glazed windows to the rear and side elevations.

Bedroom Two

13' 3" x 13' 2" (4.04m x 4.01m)

Having fitted wardrobes, carpet flooring and double glazed window to the front elevation.

Bathroom

Fitted with a four piece suite comprising of a low level W.C, wash hand basin, a bath and separate shower cubicle, tiled walls and double glazed window to the side elevation.

Front

To the front the property has a low maintenance garden with a driveway providing ample off road parking,

Rear

To the rear the garden has raised flower beds, a patio section and side garden area.

Garage

14' 6" x 9' 3" (4.42m x 2.82m)

Having up and over door, power, lighting, wall mounted boiler and storage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/EWD205846](https://www.burchelledwards.co.uk/Property/EWD205846)



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