



Bella Close  
Langley Mill Nottingham



# Bella Close Langley Mill Nottingham NG16 4HF

for sale offers in the region of  
**£200,000**



## Property Description

Burchell Edwards are pleased to present this three bedroom two bathroom semi detached property in the ever so popular location of Langley Mill. Bella close is in close proximity to a wide variety of schools, shops, bus routes and major road links. In brief the property comprises of entrance hall with W/C, lounge and kitchen/diner. To the first floor are three bedrooms and family bathroom with bedroom one benefiting from an en-suite. To the outside the property sits on a corner plot with off road parking to the rear and in the rear garden is a low maintenance and secure garden. The property is both double glazed and gas centrally heated. This property must be viewed to truly appreciate what it has to offer.

## Ground Floor

### Entrance Hall

Accessed via a door to the front with doors to the cloakroom and lounge.

### Cloakroom

With a double glazed obscure window to the front and fitted with a W/C and vanity wash hand basin unit.

### Lounge

17' 4" x 14' 4" ( 5.28m x 4.37m )

With a double glazed window to the front, feature fire place, ceiling light, radiator and carpet flooring. There is also a door leading to the kitchen diner as well as stairs to the first floor.

### Kitchen Diner

14' 4" x 9' 2" ( 4.37m x 2.79m )

A fully fitted kitchen with matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is a built-in electric oven with gas hob and extractor hood over, space and plumbing for a washing machine and dishwasher and space for a free standing fridge freezer. With a double glazed window overlooking the rear garden as well as double glazed French doors leading out to the garden.

## First Floor

### Landing

With access to the three bedrooms and bathroom.

### Bedroom One

11' 4" x 8' 3" ( 3.45m x 2.51m )

With a double glazed window to the front, radiator, laminate flooring, built in wardrobe and door to the en-suite.

### En-Suite

Fitted with a walk in shower cubicle, W/C and vanity sink wash hand basin unit.

### Bedroom Two

10' 5" x 8' ( 3.17m x 2.44m )

With a double glazed window to the rear, radiator and laminate flooring.

### Bedroom Three

8' 7" x 5' 8" ( 2.62m x 1.73m )

With a double glazed window to the front, radiator and carpet flooring.

### Bathroom

A fitted suite comprising of a bath, W/C and vanity wash hand basin unit.

## Outside

### Front

To the front, you will find a path leading to the front door as well as a lawned area.

### Rear

To the rear you will find a low maintenance garden offering a patio seating area as well artificial grass area. There is also a gate at the bottom of the garden which leads to the off road parking at the back of the property for two cars.













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To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Freehold**

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**Property Ref: EWD206900 - 0007**