



Andrews Drive, Langley Mill NOTTINGHAM

burchell
edwards

Andrews Drive Langley Mill NOTTINGHAM NG16 4GT

for sale offers over
£280,000



Property Description

We are pleased to present this very well presented three bedroom detached bungalow, Set in the ever so popular residential location of Langley Mill. Andrews drive is within easy access to the local shops schools, bus routes and major road links. The accommodation briefly comprises of; entrance hallway, lounge diner to the front, kitchen to the rear with sun room off the back, three bedrooms and a family bathroom suite. To the front there is ample off road parking access to the side and rear along with access to the garage. The rear garden is of low maintenance, fully secured with fenced boundaries and allows a great space to enjoy the warmer months with friends and family. The property is both double glazed and gas central heated. A viewing is highly recommended to appreciate what the property has to offer.

Entrance Hall

Accessed via a door to the front and giving access to the lounge diner, bedrooms one and two, kitchen and bathroom.

Bedroom One

10' 10" x 10' 2" (3.30m x 3.10m)

With a double glazed window to the front, radiator, ceiling fan, built-in wardrobes and carpet flooring.

Bedroom Two

10' 4" x 10' 2" Plus recess (3.15m x 3.10m Plus recess)

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

Bathroom

A four piece suite comprising of bath, pedestal wash hand basin, low level W/C and shower cubicle. With a double glazed obscure window to the rear, chrome heated towel rail and laminate flooring.

Kitchen

12' 3" x 9' 11" (3.73m x 3.02m)

A modern 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 space for a free standing fridge freezer, space for a free standing oven, built in dishwasher and microwave. With tiling to the walls and flooring and a door leading into the conservatory.

Conservatory

16' 4" x 3' 10" (4.98m x 1.17m)

With French doors leading out to the garden.

Lounge Diner

23' 8" x 19' 1" (7.21m x 5.82m)

With a double glazed window front and a double glazed window looking into the conservatory, ceiling fan, electric fireplace, radiator, carpet flooring and door leading into the utility room.

Utility Room

8' 10" x 5' 7" (2.69m x 1.70m)

With space and plumbing for a washing machine, space for a tumble dryer, laminate flooring and doors leading to the garage and bedroom three.

Bedroom Three

8' 10" x 8' 9" (2.69m x 2.67m)

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

Outside

Front

To the front you will find a block paved driveway offering ample off road parking for multiple vehicles, a lawned area as well as access to the garage.

Rear

To the rear you will find a low maintenance garden offering two patio areas, gate to the side and outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: E

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206643 - 0001