



Milnhay Road
Langley Mill Nottingham



Milnhay Road Langley Mill Nottingham NG16 4AW

for sale
£250,000



Property Description

Burchell Edwards are pleased to present to the market this beautifully presented, four bedroom semi-detached property located on Milnhay Road, Langley Mill. The property is conveniently located within easy reach of excellent nearby amenities, shopping facilities and transport links including the Langley Mill train station, A610 and motorway junctions, there is also easy access to open countryside and the nearby retail parks. In brief the property comprises of an entrance hall, shower room, lounge, kitchen diner and utility room to the ground floor. To the first floor and four bedrooms and family bathroom. Externally, the property benefits from off road parking to the front whilst to the rear you will find an excellent, low maintenance garden as well as having a timber cabin currently used as a garden bar! To view this delightful property, please call us today!

Ground Floor

Entrance Hall

Accessed via a door to the front, having a radiator, part tiled walls, door to the shower room and a door leading into the lounge.

Shower Room

A fitted suite comprising of a walk-in shower cubicle with shower over, W/C and wash hand basin. Having fully tiled walls and flooring, heated towel rail, double glazed obscure window to the front, spotlights and extractor fan.

Lounge

16' 2" x 14' 7" (4.93m x 4.45m)

Having a double glazed window to the front, two radiators, decorative panelling, stairs to the first floor and feature fireplace with exposed brickwork incorporating a multi fuel burner and access to the kitchen diner.

Kitchen Diner

24' 2" x 13' 8" (7.37m x 4.17m)

Having a range of fitted wall and base units with worksurface over with an inset porcelain one and half bowl sink and drainer unit with mixer tap. There is a matching breakfast bar area, fitted electric oven and microwave, four ring induction hob, space and plumbing for an American style fridge freezer, built-in dishwasher, spotlights, double glazed window to the side, exposed decorative brickwork, full opening bi-fold doors opening out to the side and rear gardens, Victorian style radiator, tiled flooring and a door leading to the utility room.

Utility Room

6' x 4' 7" (1.83m x 1.40m)

Having space and plumbing for a washing machine, space for tumble dryer, extractor fan and tiled flooring.

First Floor

Landing

Having a double glazed window to the side, loft access with pull down ladders and access to the four bedrooms and family bathroom.

Bedroom One

13' 9" x 8' 1" (4.19m x 2.46m)

Having a double glazed window to the front and a radiator.

Bedroom Two

10' 8" x 8' 3" (3.25m x 2.51m)

Having a double glazed window to the rear and a radiator.

Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

Having a double glazed window to the front and a radiator.

Bedroom Four

8' 3" x 6' 2" (2.51m x 1.88m)

Having a double glazed window to the rear and a radiator.

Bathroom

A fitted suite comprising of a bath, separate walk-in shower, wash hand basin, W/C, heated towel rail, extractor fan and spotlights.

Outside

Front

To the front of the property you will find a block paved driveway proving off road parking. There is access to the front entrance door as well as a gate leading to the rear garden.

Rear

To the rear you will find a artificial lawn area, there is a paved pathway area to the garden timber pitched roof cabin which is currently used as an outdoor bar area with power and lighting points.

There is an external water tap and lighting points, power points and a further paved patio area ideal for entertaining.









Total floor area 91.5 m² (984 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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