



Edward Street
Langley Mill Nottingham



Property Description

*** Cul-De-Sac Location ***

Spacious three/four bedroom family home situated on a cul-de-sac benefiting from a dining kitchen and modern family bathroom. In brief property comprises entrance hall, study/bedroom four, dining kitchen, utility room, Guest WC, living room and conservatory. To the first floor the landing gives access to the three bedrooms and family bathroom.

Outside the property is set back from the road with a front garden laid to lawn, driveway providing off street parking and gated side access to the rear garden. The rear garden is mainly laid to lawn with a patio area, outside cold water tap and garden shed.

Entrance Hall

Entrance through a uPVC double glazed door to the side elevation, tile effect flooring, central heating radiator, opening to living room, opening to kitchen and door to study/bedroom four.

Dining Kitchen

19' x 7' 11" (5.79m x 2.41m)

Fitted with a range of wall and base units, work surface with inset sink, integrated 'Range' style oven. space for fridge freezer, tiled splash-backs, tile effect flooring, central heating radiator, space for table, uPVC double glazed window to the front elevation and opening to utility room.

Utility Room

With work surface, space and plumbing for washing machine, space for dryer, tiled flooring, uPVC double glazed window to the front elevation and door to guest WC.

Guest Wc

Comprising low level WC, vanity wash basin, tiled flooring, tiled splash-backs, central heating radiator and a uPVC double glazed obscure window to the side elevation.

Study/Bedroom Four

8' x 7' (2.44m x 2.13m)

With wood effect flooring, central heating radiator and a uPVC double glazed window to the side elevation.

Living Room

13' x 13' (3.96m x 3.96m)

Wood effect flooring, central heating radiator, TV point, feature electric fire, stairs to the first floor, uPVC double glazed window to the rear elevation and a uPVC double glazed door to the rear elevation leading to conservatory.

Conservatory

9' x 7' (2.74m x 2.13m)

Tiled flooring, uPVC double glazed windows and a uPVC double glazed french door to the rear elevation opening to the rear garden.

First Floor

Landing

With wood effect flooring, loft access, uPVC double glazed obscure window to the side elevation and doors to the three bedrooms and family bathroom.

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom Two

12' x 9' 10" max (3.66m x 3.00m max)

With carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom Three

7' x 7' 10" (2.13m x 2.39m)

Central heating radiator and a uPVC double glazed window to the front elevation.

Family Bathroom

Modern three piece suite comprising P-shaped panelled Jacuzzi bath with shower over, glass shower screen, low level WC, vanity wash basin, heated towel rail, fully tiled porcelain walls, wood effect water proof flooring and a uPVC double glazed obscure window to the rear elevation.

Outside

Outside the property is set back from the road

with a front garden laid to lawn, driveway providing off street parking and gated side access to the rear garden. The rear garden is mainly laid to lawn with a patio area, outside cold water tap and garden shed.









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

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