



Cromford Road
Langley Mill Nottingham



Property Description

*** Seeing Is Believing ***

No expense has been spared on this beautifully presented four bedroom detached family home boasting generous reception rooms and driveway providing ample off street parking for up to 15 vehicles. In brief property comprises spacious living/dining room boasting a log burner, stunning dining kitchen with under floor heating and oak staircase, utility room and a guest WC. To the first floor the landing gives access to the three bedrooms, four piece suite family bathroom and stairs to bedroom three situated on the second floor.

Double gated access to driveway and rear garden. Driveway providing off street parking for up to 15 vehicles. Large Indian sand stone patio area, outside cold water tap, artificial turf and a garden bar. The garden bar is fully insulated with the pool table and functioning bar remaining at the property.

Living Room

24' 10" max x 13' 11" max (7.57m max x 4.24m max)

Entrance through door to the rear elevation, carpet flooring, TV point, two central heating radiators, feature log burner, two uPVC double glazed windows to the front elevation and door to dining kitchen.

Dining Kitchen

19' max x 14' max (5.79m max x 4.27m max)

Fitted with a range of wall and base units, work surface with inset ceramic sink. 'Range' style oven with five ring gas hob, American style fridge freezer, tiled splash-backs, tiled flooring with under floor heating, space for dining table, oak and glass staircase with feature lighting and uPVC double glazed windows to the rear and side elevation.

Utility Room

Fitted wall units, work surface, space and plumbing for washing machine, tiled flooring, uPVC double glazed window to the rear elevation, uPVC double glazed french door to the side elevation opening to patio area and door to guest WC.

Guest Wc

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

First Floor

Landing

With carpet flooring, stairs to the second floor and doors to the three bedrooms and four piece suite bathroom.

Bedroom One

14' max x 10' (4.27m max x 3.05m)
Carpet flooring, central heating radiator and a

uPVC double glazed window to the front elevation.

Bedroom Two

10' x 11' 11" max (3.05m x 3.63m max)
Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom Four

8' x 12' (2.44m x 3.66m)
With carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Family Bathroom

Beautifully presented four piece suite comprising a free standing bath with feature mixer tap, double walk-in shower with glass shower screen, low level WC, vanity wash basin, heated towel screen, tiled flooring, tiled splash-backs and a uPVC double glazed obscure window to the side elevation.

Second Floor

Bedroom Three

24' 11" max x 16' max (7.59m max x 4.88m max)
Carpet flooring, central heating radiator, spotlights to ceiling and two double glazed velux windows.

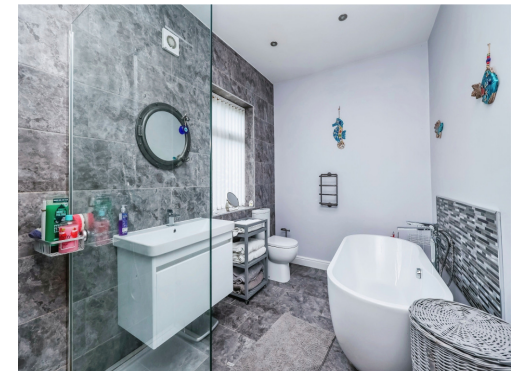
Outside

Double gated access to driveway and rear garden. Driveway providing off street parking for up to 15 vehicles. Large Indian sand stone patio, outside cold water tap, artificial turf and

a garden bar.

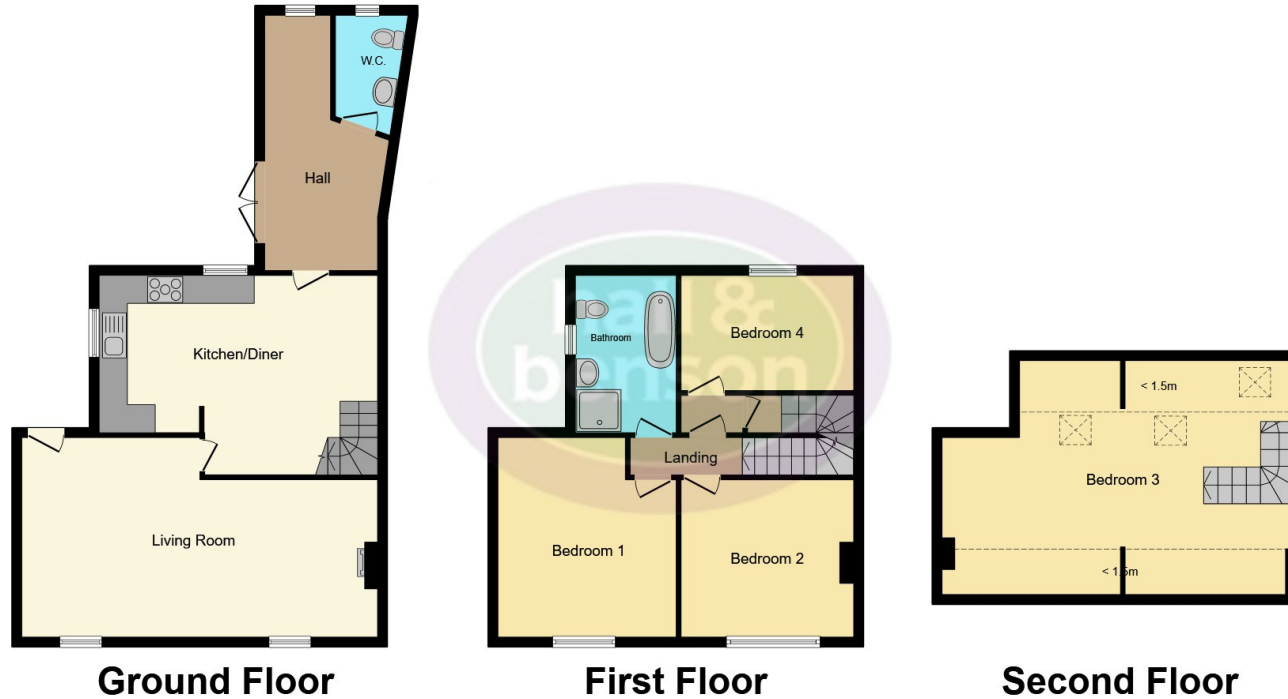
Garden Bar

25' x 13' (7.62m x 3.96m)
Fully insulated, wood effect flooring, wall mounted electric heater, spotlights to ceiling, TV point, pool table and functioning bar.









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