



Cromford Road
Langley Mill Nottingham



Cromford Road Langley Mill Nottingham NG16 4ER

for sale offers over
£260,000



Property Description

This fully refurbished characterful four bedroom detached family home offers stunning features throughout with added modern features such as apex ceilings with Velux windows, bifolding doors and bespoke shutter blinds throughout. Set in the ever so popular location of Langley Mill on Cromford Road, which is ideally located in close proximity to all the amenities, as well as strong public transport links and junction 26 of the M1 Motorway. The property briefly comprises of an inviting entrance hallway with feature Minton tiles, newly fitted kitchen with dining area, dual aspect lounge, utility room and downstairs W.C. To the first floor are four bedrooms and a family bathroom. The previous vendors have planning for a single storey extension (see CGI images). The property benefits from double glazed windows and gas central heating throughout. Outside, the property offers ample off road parking with direct access to the enclosed rear garden, to the rear of the property is an open space with lawn and patio area and is fully enclosed. Viewings are absolutely essential to fully appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Accessed via a composite door to the front, having quarry tiled flooring with embedded spotlighting, stairs leading to the first floor, doors to the utility room, cloakroom and two sets of double doors one leading to the lounge and the other leading to the kitchen diner.

Lounge

With double glazed windows to the front and side, feature cast iron fireplace, two feature radiators, panelling to the walls and wooden flooring.

Kitchen Diner

21' 11" Max x 11' 11" Into chimney breast (6.68m Max x 3.63m Into chimney breast)

An open plan fitted kitchen with a range of matching wall and base units with complementary work surface over with inset composite sink and drainer unit with mixer tap over. The kitchen is fitted with a range of integrated appliances which include a fridge freezer, dishwasher, oven/microwave and built in induction hob. You will find space for dining table as well as having a feature radiator, feature cast iron open fireplace, double glazed window to the front and bifold doors opening onto the landscaped rear garden.

Utility Room

8' 8" x 5' 5" (2.64m x 1.65m)

Having space and plumbing for a washing machine and tumble dryer, radiator, wall units, door leading out to the rear and a door to the cloakroom .

Cloakroom

Fitted with a low level WC and a vanity wash basin.

First Floor

Landing

With a feature centre piece light fitting, two Velux windows with doors leading to the four bedrooms and family bathroom.

Bedroom One

12' 10" x 9' 10" Into chimney recess (3.91m x 3.00m Into chimney recess)

With a double glazed window to the front, two Velux windows, feature fireplace and a radiator.

Bedroom Two

13' 1" x 9' 2" Into recess (3.99m x 2.79m Into recess)

With a double glazed window to the front, two Velux windows, radiator and laminate flooring.

Bedroom Three

9' 9" Max x 8' Max (2.97m Max x 2.44m Max)

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

Bedroom Four

9' 4" x 6' 8" Max (2.84m x 2.03m Max)

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

Bathroom

A fitted three piece suite comprising of a p-shape panelled bath with shower over, glass shower screen, low level W/C, vanity wash basin, central heating radiator and a double glazed Velux window to the rear.

Outside

Front

Property is set back from the road with a driveway providing ample off street parking and gated side access to the landscaped rear garden.

Rear

To the rear garden you will find a mainly laid to lawn garden with a patio area situated ideally in front of the bifold doors.









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T 01773 715454
E eastwood@burchelledwards.co.uk

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 NOTTINGHAM NG16 3GD

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Tenure: Freehold

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