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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Cromford Road, Langley Mill, Nottingham, NG16 4HA **£475,000**



FEATURES:

- STUNNING FAMILY HOME
- DETACHED HOME
- THREE BEDROOMS
- FANTASTIC GARDENS TO FRONT SIDE AND REAR
- GOOD SIZED PLOT
- DOUBLE GARAGE AND AMPLE OFF STREET PARKING
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- LARGE UTILITY ROOM PLUS KITCHEN DINER
- TRADITIONAL HOME

COUNCIL TAX BAND: E EPC RATING: TBC

Entrance hallway
Stairs rising to first floor landing, solid wood panelling to walls, radiator, doors to lounge, kitchen and dining room.

Dining Room
3.94 m x 4.53 m (12'11" x 14'10")
UPVC bay window to front aspect, feature fireplace with gas fire, radiator.

Lounge
5.17 m x 4.29 m (17'0" x 14'1")
UPVC french doors leading to the conservatory, feature fireplace with gas fire, radiator, wall lights.

Conservatory
UPVC built with UPVC French doors to rear garden, under floor heating with tiled flooring, spot lighting.

Kitchen Breakfast Room
4.39 m x 4.15 m (14'5" x 13'7")
UPVC window to rear aspect, fitted solid wood kitchen with base and wall units, sink unit, part tiled walls, integrated dishwasher, integrated eye level Neff oven, hob and extractor above, Neff integrated microwave, radiator, tiled flooring, under stairs storage / pantry cupboard, door to utility room.

Utility Room
5.02 m x 2.71 m (16'6" x 8'11")
UPVC window and door to rear aspect, base and wall units with sink unit, part tiled walls, integrated washing machine, tiled flooring, radiator, door to downstairs WC and garage.

Downstairs WC
UPVC window to side aspect, two piece suite comprising of WC and

radiator.

Double Garage
6.51 m x 5.70 m (21'4" x 18'8")
Up and over electric door to the front, UPVC window to side, wall mounted gas boiler, the loft is boarded out, door to hallway.

Hallway
UPVC door to front, UPVC window to side, tiled flooring, radiator.

First floor landing
Stunning leaded stained glass window to the side, doors to bedrooms and bathroom and WC, fitted bookcase.

Bedroom One
4.88 m x 3.96 m (16'0" x 13'0")
UPVC bay window to front aspect, fitted wardrobes to one wall, bedside tables and dressing table, radiator.

Bedroom Two
4.27 m x 4.00 m (14'0" x 13'1")
UPVC window to rear aspect, fitted wardrobes, bedside tables and dressing table, radiator.

Bedroom Three
3.80 m x 3.21 m (12'6" x 10'6")
UPVC window to front aspect, fitted wardrobes, dressing table, radiator.

WC
WC and UPVC window to rear, tiled walls, under floor heating.

Bathroom
UPVC window to rear aspect, shower cubicle, large panelled bath, hand wash basin set in a vanity unit, tiled walls, tiled flooring with under floor heating, heated

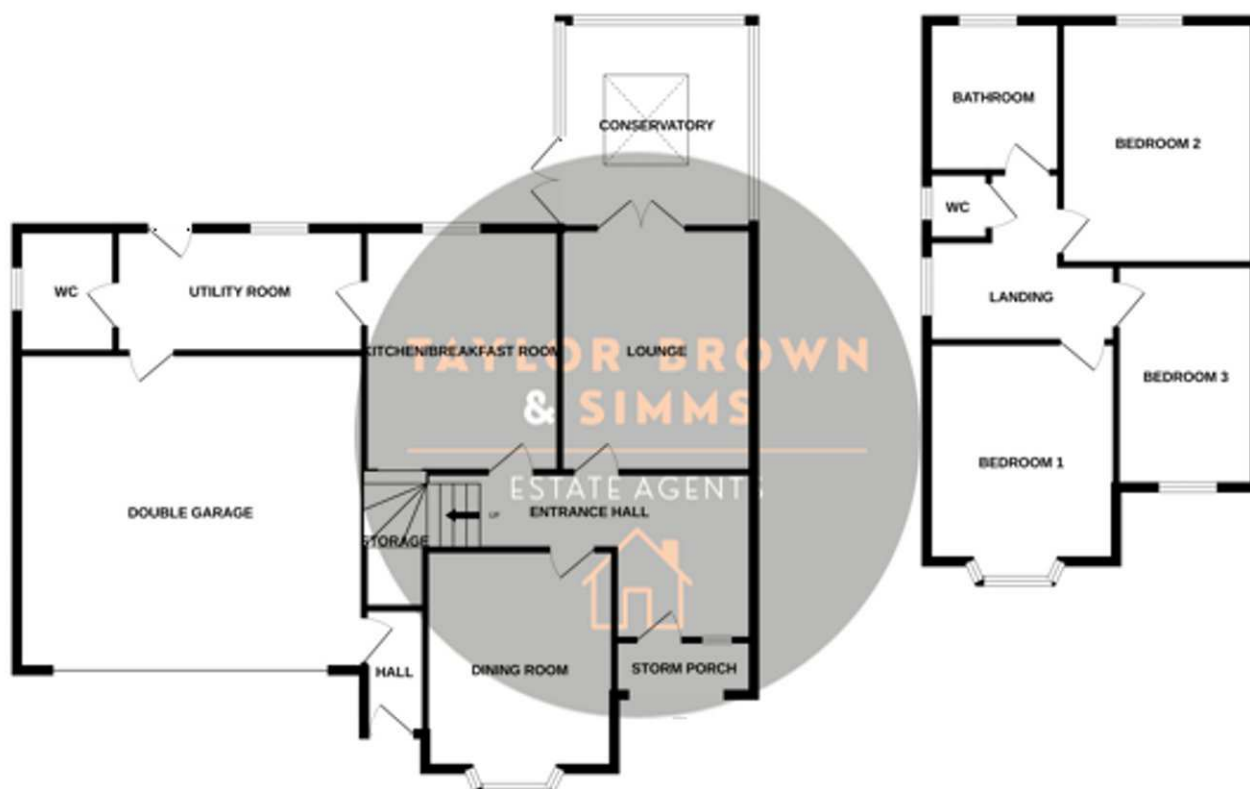
Outside

To the front of the property is a paved driveway providing ample off street parking leading to a garage, gated access to the rear, lawned area, mature shrubs and borders, double gated access and stone wall surrounding.

To the rear of the property is a large landscaped garden, with good sized lawns, wooden garden summer house, storage shed, patio area, with beautiful mature shrubs borders and trees. The rear also has an historic air raid shelter.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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