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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Minkley Drive, Langley Mill, Nottingham, Nottinghamshire , NG16 4JA
£190,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- SPACIOUS HOME
- CONSERVATORY
- GARAGE AND DRIVEWAY
- EV CHARGING POINT
- CUL DE SAC LOCATION
- VIEWING ESSENTIAL
-
-

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway
radiator, laminate flooring, doors to lounge and downstairs WC

Downstairs WC
UPVC window to front, two piece suite comprising of WC and hand wash basin, radiator, laminate flooring.

Lounge
4.75 m x 5.22 m (15'7" x 17'2")
UPVC french doors leading to the conservatory, stairs rising to the first floor, radiator, tv point, fireplace, door to dining room.

Dining Room
2.88 m x 2.74 m (9'5" x 9'0")
UPVC window to rear aspect, radiator, opening to kitchen, radiator.

Kitchen
2.69 m x 2.44 m (8'10" x 8'0")
UPVC window to front aspect, base and wall units with sink unit, part tiled walls, wall mounted boiler, space for tall fridge freezer, plumbing for washing machine, integrated oven, hob and extractor above.

Conservatory
3.06 m x 3.70 m (10'0" x 12'2")
UPVC built with UPVC french doors to rear aspect, fitted blinds to windows and roof.

First floor landing
UPVC window to front aspect,

doors to bedrooms and bathroom, over stairs storage cupboard.

Bedroom One
3.07 m x 3.19 m (10'1" x 10'6")
UPVC Window to rear aspect, fitted wardrobes, laminate flooring, radiator, door to en suite.

En Suite
UPVC window to rear aspect, three piece suite comprising of shower cubicle, WC and pedestal hand wash basin, radiator, vinyl flooring.

Bedroom Two
3.00 m x 2.67 m (9'10" x 8'9")
UPVC window to rear aspect, radiator.

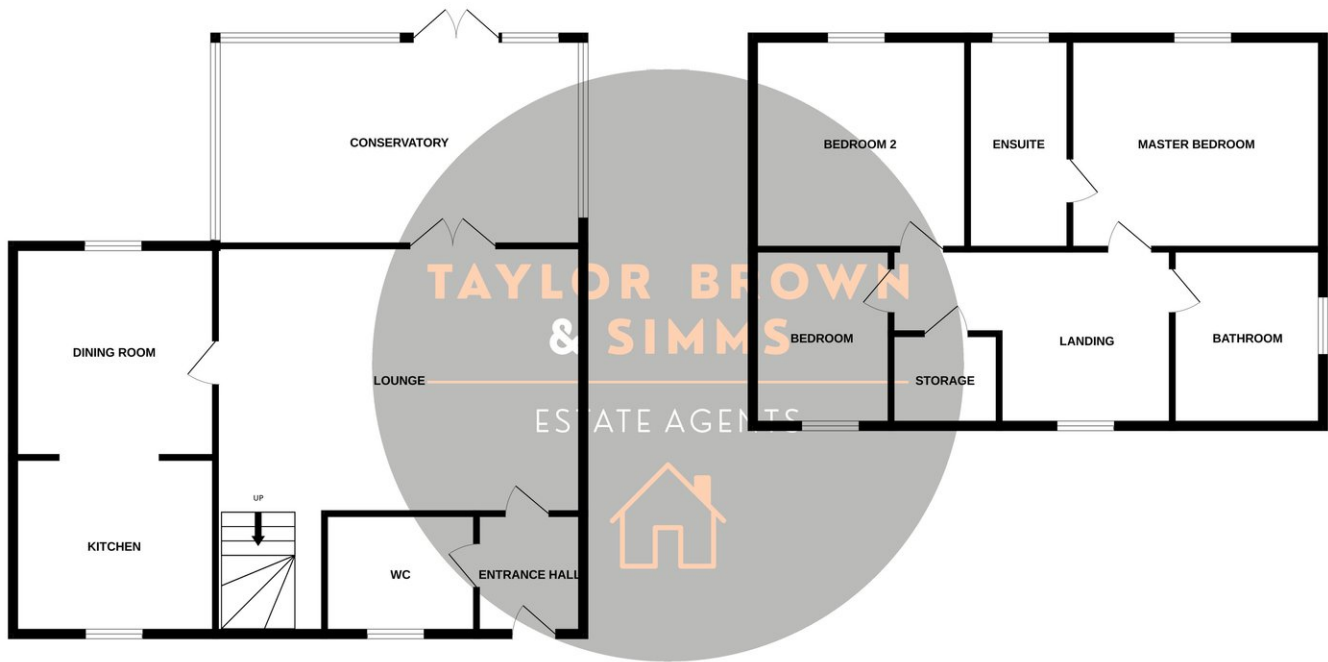
Bedroom Three
2.72 m x 2.10 m (8'11" x 6'11")
UPVC window to front aspect, radiator.

Bathroom
UPVC window to side aspect, three piece suite comprising of panelled bath, WC, pedestal hand wash, part tiled walls, radiator, laminate flooring.

Outside
To the side of the property is ample off street parking, leading to garage, EV charging point, gated access to the rear garden.
To the rear of the property is a gravelled patio area, being enclosed via panelled fencing, pedestrian access to the garage.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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