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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Bailey Brook Drive, Langley Mill, Nottingham, Nottinghamshire , NG16
4FS
£225,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- SPACIOUS ACCOMODATION
- NO UPWARD CHAIN
- GOOD SIZED PRIVATE REAR GARDEN
- BACKING ONTO WOODLAND
- GYM / OFFICE / UTILITY
- IDEAL LOCATION - CLOSE TO SCHOOLS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway
Stairs rising to the first floor, under stairs storage cupboard, doors to lounge and kitchen diner.

Lounge
4.02 m x 3.81 m (13'2" x 12'6")
UPVC patio doors to rear, radiator, feature fireplace, laminate flooring.

Kitchen Diner
6.25 m x 3.20 m (20'6" x 10'6")
UPVC window to front and rear aspect, UPVC door to utility room/gym, fitted kitchen with base and wall units, sink unit, part tiled walls, space for cooker, dishwasher, island with breakfast bar area, under stairs storage cupboard, tiled flooring, radiator.

Utility Room / Gym / Office space
5.83 m x 2.38 m (19'2" x 7'10")
UPVC window and door to front, window and door leading to the rear garden, base and wall units, plumbing for washing machine.

First floor landing
UPVC window to front aspect, doors to bedrooms, bathroom and WC.

Bedroom One
3.38 m x 3.78 m (11'1" x 12'5")

UPVC window to rear aspect, radiator.

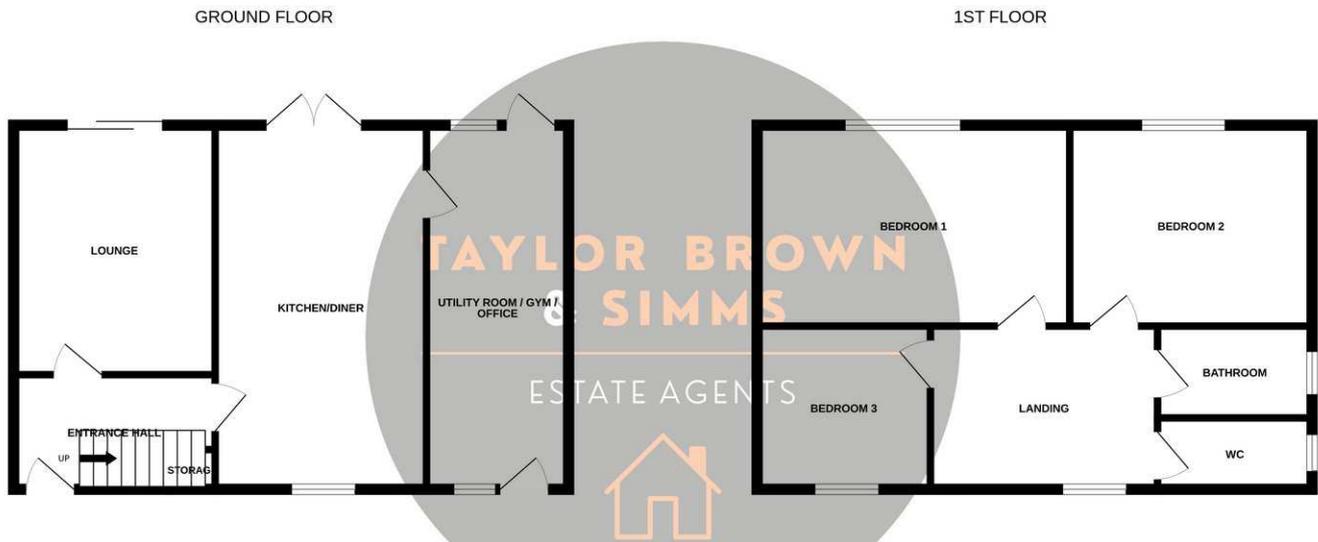
Bedroom Two
3.05 m x 3.04 m (10'0" x 10'0")
UPVC window to rear aspect, storage, radiator.

Bedroom Three
2.83 m x 2.68 m (9'3" x 8'10")
UPVC window to front, radiator.

Bathroom
UPVC window to side aspect, two piece suite, panelled bath with shower above, hand wash basin, heated towel rail, part tiled walls.

WC
UPVC window to side aspect, WC, part tiled walls.

Outside
To the front of the property is ample off street parking, low level wall with hedging.
To the rear of the property is a private pergola area, with patio area, steps leading down to a beautiful spacious garden with play area, lawned garden, further patio area, borders and mature shrubs, wooden garden shed, and being enclosed via panelled fencing backing onto woodland.



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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