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**TAYLOR BROWN
& SIMMS**

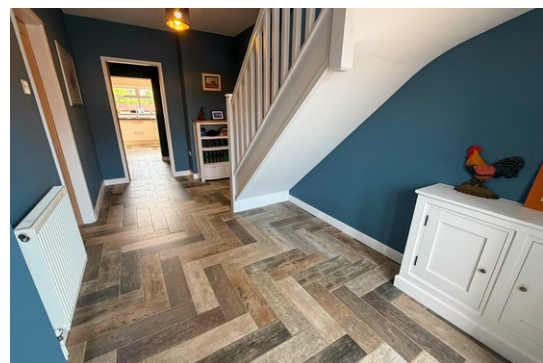
ESTATE AGENTS

Cromford Road, Langley Mill, Nottingham, Nottinghamshire , NG16
4FD
£450,000



FEATURES:

- FOUR GOOD SIZED BEDROOMS
- EN SUITE TO MASTER BEDROOM
- DETACHED EXTENDED FAMILY HOME
- LARGE 180FT GARDEN
- OPEN PLAN KITCHEN DINER / SNUG
- LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING
- SOUGHT AFTER LOCATION
- IDEAL FOR THE GROWING FAMILY
- STUNNING SHOW HOME CONDITION
- CLOSE TO TRANSPORT LINKS



COUNCIL TAX BAND: C EPC RATING: B

Entrance hallway
Stairs rising to the first floor, LVT flooring, radiator, doors to lounge, reception room kitchen, utility room. storage cabinet.

Lounge
4.22 m x 5.62 m (13'10" x 18'5")
UPVC windows to front and side aspect, radiator.

Reception Room
4.35 m x 1.93 m (14'3" x 6'4")
UPVC window to front aspect, radiator.

Utility Room
UPVC window to rear aspect, work top, plumbing for washing machine and space for fridge / freezer, wall mounted boiler, door to downstairs WC.

Downstairs WC
Two piece suite comprising of WC and hand wash basin set in a vanity unit, towel rail.

Open Plan Kitchen Diner
6.61 m x 3.68 m (21'8" x 12'1")
Fabulous open plan kitchen diner, with the feeling of space, three velux windows, bi fold doors to rear aspect, UPVC windows to rear and side aspect. Range of modern fitted units with work top and up stand, integrated appliances including two drawer fridge, oven, hob and extractor above, LVT flooring, radiator, opening into the snug area.

Snug / Reception area.
4.07 m x 1.96 m (13'4" x 6'5")
Feature wall lights, radiator.

First floor landing

bathroom.

Bedroom One
4.38 m x 3.94 m (14'4" x 12'11")
UPVC Window to rear aspect, radiator, door to en suite.

En Suite
Three piece suite comprising of WC, hand wash basin set in a vanity unit, shower cubicle, part tiled walls, towel rail.

Bedroom Two
4.10 m x 3.90 m (13'5" x 12'10")
UPVC window to front aspect, radiator.

Bedroom Three
2.98 m x 2.80 m (9'9" x 9'2")
UPVC window to front aspect, radiator.

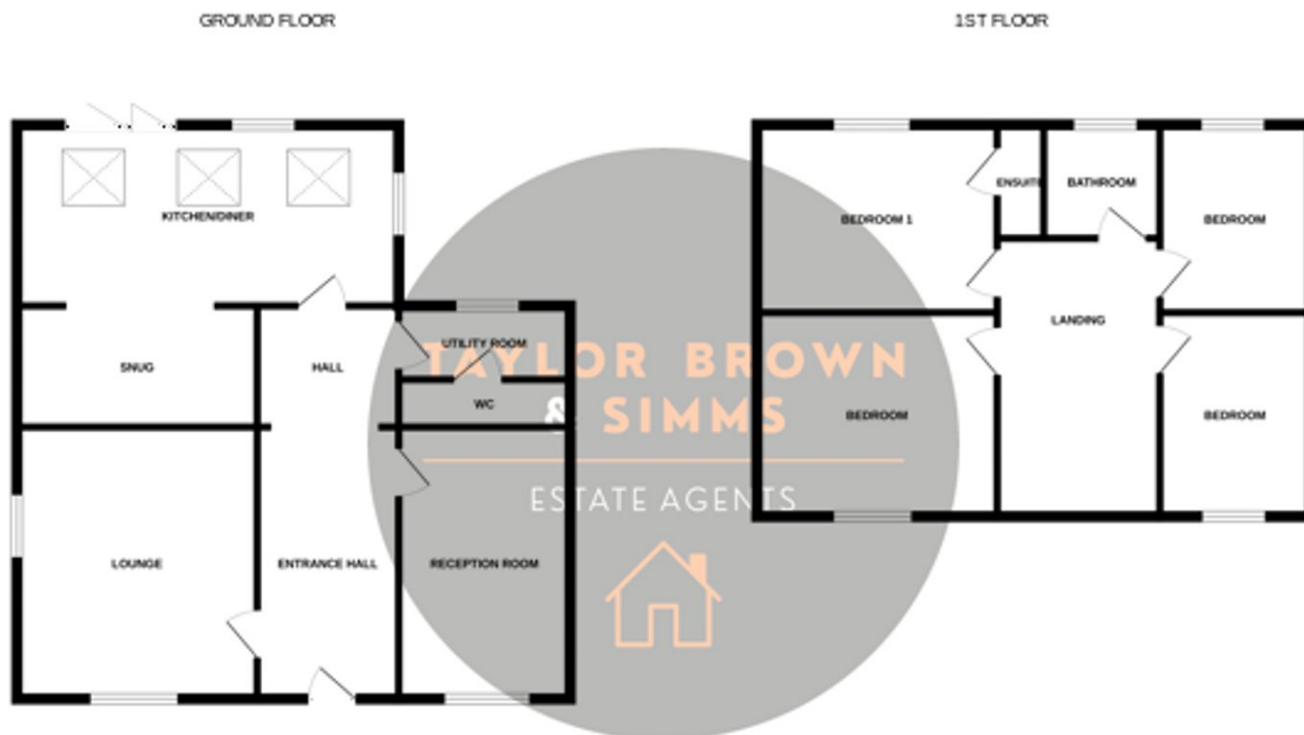
Bedroom Four
2.02 m x 3.14 m (6'8" x 10'4")
UPVC Window to rear aspect, radiator.

Bathroom
UPVC Window to rear aspect, three piece suite comprising of panelled bath with shower above, hand wash with vanity unit below, WC, towel rail, part tiled walls.

Outside
To the front of the property is a large driveway providing ample off street parking, with lawned area and mature shrubs and borders. To the rear is a stunning large garden which is approximately 180ft long, the garden has so much to offer and is landscaped with large lawned garden, Established fruit trees that give good crops of apples, plums, cherries and

pathway leading down the garden to a shed. The garden is enclosed via hedging. Open countryside to the rear with walks and cycle rides along Stoney lane, Aldercar lane

and the old Cromford canal into the countryside and beyond. There is a nature reserve to walk around off stoney lane less than half a mile away.



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.
Made with floorplan 6/2024

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