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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Crabapple Drive, Langley Mill, Nottinghamshire , NG16 4JE Offers Over £220,000



FEATURES:

- SEMI DETACHED
- THREE BEDROOMS
- EN SUITE WET ROOM TO MASTER BEDROOM
- CONSERVATORY
- STUNNING LANDSCAPED GARDEN
- GARAGE AND OFF STREET PARKING
- KITCHEN BREAKFAST ROOM
- CUL DE SAC LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- MAINTAINED TO A HIGH STANDARD

COUNCIL TAX BAND: B EPC RATING: TBC

Entrance hallway
Laminate flooring, radiator, doors to downstairs WC and door to lounge.

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

Lounge
4.74 m x 5.25 m (15'7" x 17'3")
UPVC window to front aspect, feature fireplace, radiator, laminate flooring, stairs rising to the first floor, door to Kitchen breakfast room.

Kitchen Breakfast room
5.13 m x 2.74 m (16'10" x 9'0")
UPVC window and UPVC french doors leading to the conservatory, A range of fitted base and wall units, sink unit, integrated oven, hob and extractor above, plumbing for washing machine, space for tall fridge freezer, breakfast bar area, radiator, tiled flooring.

Conservatory
3.02 m x 2.81 m (9'11" x 9'3")
UPVC windows and french doors to rear aspect, tiled flooring, feature radiator.

First floor landing
UPVC window to side aspect, storage cupboard housing the condensing boiler, radiator, doors to bedrooms and bathroom, loft access point, the loft is boarded out

with loft ladder.

Bedroom One
3.16 m x 3.11 m (10'4" x 10'2")
UPVC window to front aspect, radiator, fitted wardrobes, door to en suite.

En suite Wet Room
Wet room with shower screen, tiled walls, feature towel rail.

Bedroom Two
3.66 m x 3.22 m (12'0" x 10'7")
UPVC window to rear aspect, fitted wardrobes, laminate flooring, radiator.

Bedroom Three
2.73 m x 2.02 m (8'11" x 6'8")
UPVC window to rear aspect, radiator, laminate flooring.

Bathroom
UPVC window to front aspect, three piece suite comprising of panelled bath with shower above, WC and hand wash basin set in a vanity unit, part tiled walls, radiator.

Outside
To the side of the property is off street parking leading to single garage, there is outside tap.

To the rear of the property is the most beautiful landscaped garden with artificial grass, wooden garden shed, planter borders, greenhouse. To the rear the property backs onto the allotments.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metagen 1.0.0.0

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