

Cromford Road
Langley Mill Nottingham

burchell edwards

Cromford Road
Langley Mill Nottingham NG16 4HA

for sale offers in excess of
£325,000







Property Description

Situated in a sought-after location on Cromford Road, Langley Mill, this beautifully presented and substantially extended three-bedroom detached bungalow offers spacious and versatile accommodation, complemented by stunning landscaped gardens and excellent parking facilities.

The accommodation comprises an inviting entrance hall, three well-proportioned bedrooms, a modern bathroom, a well-appointed kitchen, and two generous reception rooms, providing flexible living and entertaining space. A delightful conservatory enjoys views over the rear garden, creating the perfect place to relax throughout the year. In addition, the property benefits from a practical lean-to utility area offering useful laundry and storage space.

Externally, the property is equally impressive. To the front, a large, paved driveway provides ample off-road parking for a number of vehicles and leads to the garage. To the rear, the beautifully landscaped garden has been thoughtfully designed and meticulously maintained, featuring attractive planting, seating areas and a high degree of privacy, making it ideal for both outdoor entertaining and peaceful enjoyment.

This exceptional bungalow combines generous living space, quality presentation and outstanding outdoor areas, making it a superb home for a variety of purchasers. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Entrance Porch

UPVC door access leading to;

Entrance Hall

With feature door access from the front, radiator and carpet flooring (Karndean flooring underneath).

Lounge

UPVC double glazed bay window to the front elevation, carpet flooring, radiator and feature fireplace.

Dining Room

Patio doors leading to the conservatory, carpet flooring (Karndean flooring underneath) and radiator.

Kitchen

Fitted with wall and base units with granite worktops incorporating an stainless steel inset sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric oven and grill, electric hob, extractor fan over, plumbing for washing machine, hard flooring, under counter feature lighting, door leading to workshop and UPVC double glazed window to the rear elevation.

Lean To/ Utility

Fitted with a stainless-steel sink and drainer with wall mounted units, tiled flooring, radiator and door leading to the rear garden.

Conservatory

UPVC double glazed with apex ceiling, Karndean flooring, radiator and French doors to the rear elevation.

Bedroom One

UPVC double glazed window to the front elevation, carpet flooring, fitted wardrobes and radiator.

Bedroom Two

UPVC double glazed bay window to the front elevation, fitted wardrobes, carpet flooring and radiator.

Bedroom Three

Fitted with a UPVC double glazed window to the side elevation, carpet flooring and radiator.

Family Bathroom / Wet Room

Set up as a wet room, with fitted W.C, vanity wash hand basin bath with shower over, mirrored cupboard, full tiled splashbacks, tiled flooring and UPVC double glazed window to the side elevation.

Garage

Up and over door, power, lighting and door leading to lean to.

Front

The property offers a paved driveway providing off road parking, with access to the side leading to the rear garden and walled border.

Rear

The rear garden is beautifully presented with mature borders, patio areas and is mainly laid to lawn with enclosed fenced boundaries.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 127.9 m² (1,377 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207666

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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