



Andrews Drive  
Langley Mill Nottingham



## Property Description

\*\*\* Immaculate Two Double Bedroom Detached Bungalow \*\*\*

Stunning two bedroom detached bungalow situated on a corner plot located in a popular residential location within easy reach to local shops and transportation links. In brief property comprises entrance porch, generous hallway, living / dining room, breakfast kitchen, utility room with solid sable doors to garden, four piece suite family bathroom, cloakroom and two double bedrooms. Outside the property is situated on a corner plot with a wrap around garden boasting patio area and lawn with raised flower beds and shrubs. Driveway providing ample off street parking and a single garage with power and lighting. This property also offers the potential to extend up into the spacious loft. Early viewing comes highly advised to appreciate the accommodation on offer.

Notes: Property benefits from under floor heating except for the porch and utility room.

## Entrance Porch

Entrance through a double glazed door to the front elevation, tiled floor, uPVC double glazed window to the front elevation and door to entrance hall.

## Entrance Hall

L-Shaped Entrance Hall - With wood effect flooring, telephone point, storage cupboard,

access to spacious loft, doors to the breakfast kitchen, family bathroom, two bedrooms and feature double doors opening to living/dining room.

## Living/dining Room

### Living Area

19' 8" x 13' 10" ( 5.99m x 4.22m )

With carpet flooring, marble fireplace with inset electric fire, TV point, double glazed windows to the front elevation and step down to:

### Dining Area

12' 2" x 11' 3" ( 3.71m x 3.43m )

With carpet flooring, window to the side elevation and a double glazed french door to the garden.

### Breakfast Kitchen

17' 7" x 10' 5" ( 5.36m x 3.17m )

Fitted with a range of wall and base units, work surface with inset ceramic sink. Integrated built-in oven, 'NEFF' four ring gas hob with extractor hood over, space and plumbing for dishwasher, wine rack, central island/breakfast bar, large pantry, double glazed window to the rear elevation and door to utility room.

### Utility Room

Space for fridge, freezer, washing machine and dryer. Tiled floor, double glazed window to the rear elevation, door to the rear

elevation leading to garden and internal door to WC.

With up and over door, power, lighting, storage and a wall mounted boiler.

## Guest Wc

Low level WC, wash basin, tiled splash-backs and extractor fan.

## Bedroom One

15' 3" x 11' 8" ( 4.65m x 3.56m )

With carpet flooring, fitted wardrobes, TV point and a double glazed window to the rear elevation offering views of the garden.

## Bedroom Two

13' 5" x 13' 3" ( 4.09m x 4.04m )

With carpet flooring, TV point, fitted wardrobes and a double glazed window to the front elevation.

## Bathroom

Four piece suite comprising low level WC, wash basin, panelled bath, shower cubicle, heated towel rail, fully tiled walls, spotlights to ceiling and a double glazed window to the side elevation.

## Outside

Outside the property is situated on a corner plot with a wrap around garden boasting patio area, lawn with raised flower beds and shrubs. Driveway providing ample off street parking and a single garage with power and lighting.

## Garage

16' 6" x 9' 3" ( 5.03m x 2.82m )









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01773 715050**  
**E [heanor@hallandbenson.co.uk](mailto:heanor@hallandbenson.co.uk)**

13 Market Street  
 HEANOR DE75 7NR

**EPC Rating: C**

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Tenure: Freehold



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