



£224,950 Freehold

THE SIDINGS COLLIERY CLOSE | | LANGWITH | NG20 9BJ

BuckleyBrown
ESTATE AGENTS

Stunning Three-Bedroom Semi-Detached New Build in the Sought-After Sidings Development, Langwith

Immaculately presented and thoughtfully designed, this stylish three-bedroom semi-detached home offers contemporary living in the heart of the popular Sidings development. From its standout kerb appeal to its spacious interior, every detail is crafted to impress.

Step inside to find a bright, airy living room with French doors leading out to a private rear garden—perfect for entertaining or relaxing. The sleek, fully fitted kitchen comes complete with integrated appliances, complemented by a modern downstairs WC for added convenience. Upstairs, three well-proportioned bedrooms include a generous principal suite with en-suite shower room, alongside a chic family bathroom.

Still awaiting your choice of flooring, this is a unique opportunity to add personal finishing touches and truly make it your own.

Externally, the property boasts landscaped front and rear gardens, private gated access, and off-street parking for two vehicles.

Ideally located within a growing, well-connected community, this exceptional home blends style, space, and modern convenience—ready to impress from the moment you arrive.





Entrance Hallway
Allowing access to;

Kitchen/Diner 9'5" x 17'10"
Sleek and modern, the kitchen features a stylish range of wall and base units with complementary work surfaces and an inset stainless steel sink and drainer. A window to the front elevation provides natural light, enhancing the bright and airy feel of the space. Finishing touches include an integrated oven with an electric hob set into the work surface and an extractor hood above. Additional integrated appliances include a fridge/freezer and dishwasher, with space provided for a washing machine. The room is generously proportioned, allowing ample space for a dining table—making it the ideal spot for enjoying evening meals or entertaining friends. A central heating radiator ensures the room remains warm and comfortable all year round.

Living Room 17'0" x 10'3"
Sit back and relax or entertain guests—this well-designed living room offers the best of both

worlds. Generously sized and flooded with natural light thanks to the French doors opening onto the rear garden, the space feels bright and welcoming throughout the day, yet remains cosy and inviting in the evening. The room is completed with a central heating radiator.

WC 2'11" x 6'2"
Finished to a high standard, the modern downstairs WC is fully tiled and thoughtfully designed. It features a stylish vanity unit with an integrated sink, a low-level WC, and a sleek LED light-up mirror that adds a contemporary touch. A heated towel rail provides comfort and practicality, while a window to the front elevation allows for natural light.

Landing
Allowing access to;

Bedroom One 9'5" x 12'6"
A spacious double bedroom offering the added convenience of a private en-suite. The room is bright and airy, featuring a large window to the front elevation and a central heating radiator, creating a comfortable and welcoming retreat.



EnSuite
Accessed directly from Bedroom One, the en-suite reflects the same modern and sleek finishes found throughout the property. Fully tiled for a contemporary look, it features a spacious double shower cubicle, a stylish vanity unit with an integrated sink, a low-level WC, and a chrome heated towel rail. An LED light-up mirror completes the space with a touch of luxury.

Bedroom Two 9'5" x 11'1"
A further double bedroom, well-proportioned and bright, featuring a window to the rear elevation that provides natural light to flood the space. The room is completed with a central heating radiator.

Bedroom Three 7'2" x 7'5"
Consisting of a central heating radiator and a window to the rear elevation.

Bathroom 7'2" x 6'10"
Designed with both style and functionality in mind, the family bathroom offers a fresh,

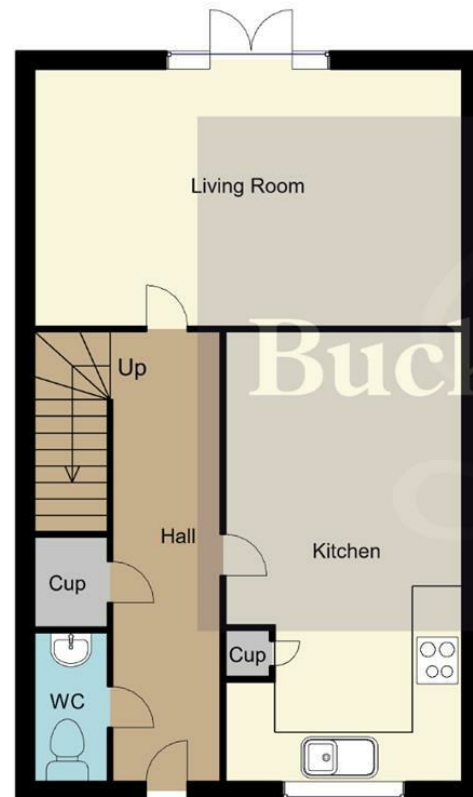
contemporary space. Fully tiled for easy maintenance, and sleek finish it features a full-size bath with a shower over and a sleek glass screen. The room also comprises of a modern vanity unit with an integrated sink, a low-level WC, and a chrome heated towel rail. A window to the front elevation allows natural light to brighten the room, while a LED light-up mirror adds a final touch of sophistication.

Outside
From the moment you arrive, the property impresses with its kerb appeal. To the front, a neatly landscaped area and paved pathway lead to the entrance, creating a welcoming first impression. To the side, you'll find convenient off-street parking with a private driveway offering ample space for two vehicles.

The rear garden is equally well-presented, featuring a well-maintained lawn and a patio seating area—perfect for relaxing or entertaining. The garden is fully enclosed with fencing for privacy and includes a side gate providing easy access back to the driveway.



Ground Floor
51 Sq.m/ 550.26 Sq.ft
Approx



First Floor
57 Sq.m/ 613.78 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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