

Ash Mount Road
Langley Mill Nottingham

burchell edwards

Ash Mount Road
Langley Mill Nottingham NG16 4DW

for sale
£190,000







Property Description

Situated in an elevated position on the desirable Ash Mount Road, this well-presented two-bedroom detached bungalow enjoys far-reaching views to the front and offers comfortable single-storey living throughout.

The accommodation comprises an entrance hallway, spacious living room with feature fireplace and large front-facing window, fitted kitchen with integrated double oven and gas hob, two bedrooms overlooking the rear garden, and a modern fully tiled shower room.

Externally, the property benefits from a landscaped front garden and a block-paved driveway providing off-road parking for up to three vehicles, leading to a detached single garage with power and lighting. To the rear is an attractive tiered garden featuring paved seating areas, decorative gravel beds, mature trees and established planting, creating a private and peaceful outdoor space.

An excellent opportunity for downsizers and purchasers seeking a well-maintained bungalow in a popular residential location.

Entrance Hall

Carpeted hallway with radiator, providing access to all rooms. Entered via a composite front door from the side elevation of the property.

Lounge

A spacious and well-proportioned living room featuring a large front-facing window that provides plenty of natural light. The room benefits from a decorative feature fireplace with marble hearth and timber surround, wall lighting, radiator and ample space for a range of lounge furniture. Enjoying elevated views to the front, this is a comfortable and inviting reception room.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces, inset sink and drainer, and space for white goods. The kitchen benefits from an integrated double oven, gas hob, radiator, built-in storage cupboard and a large front-facing window providing pleasant, elevated views and plenty of natural light.

Bedroom One

A generous double bedroom overlooking the rear garden, featuring a comprehensive range of fitted wardrobes with matching bedside cabinets and overhead storage. The room benefits from a large window providing plenty of natural light, a radiator and ample space for additional bedroom furniture.

Bedroom Two

A well-proportioned bedroom with views over the rear garden, benefiting from fitted wardrobes with overhead storage and an integrated dressing table. The room also features a radiator and a large window providing plenty of natural light, making it ideal as a guest bedroom, child's room or home office.

Shower Room
A modern, fully tiled shower room fitted with a walk-in shower enclosure, wash hand basin set within a vanity unit and low-level WC. The room also benefits from a frosted window providing natural light and ventilation, along with useful storage space.

Garage
A single detached garage with remote up-and-over door, power and lighting. Providing excellent secure parking or storage space, the garage also benefits from a pedestrian access door to the rear.

Externals
The front of the property features a low-maintenance, landscaped garden with decorative gravel beds, rockery borders and established planting, enclosed by a low wall and metal fencing. A block-paved driveway extends to the side of the property, leading to a detached garage and providing off-road parking for up to three vehicles.

The enclosed rear garden is arranged over several attractive tiers and enjoys a private setting with mature trees, established shrubs and decorative gravel beds. Featuring paved seating and patio areas, raised stone-built borders and planted sections, the garden offers a peaceful space for outdoor relaxation and entertaining, with elevated views across the surrounding area.

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 70.7 m² (761 sq.ft.) approx

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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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207961

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