



81 Lower Dunstead Road, Langley Mill, NG16 4DL

£275,000



Offered with vacant possession/ no chain. A generously proportioned three bedroom period family home. Occupying a generous plot with a lengthy driveway leading to a double garage, with mature gardens and south facing views. Viewing is strongly recommended.



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The welcoming accommodation comprises a glazed entrance porch, inner lobby, a generous open plan lounge with family area, garden room, formal dining room, guest WC and fitted kitchen with a lean-to utility room. To the first floor there are three double bedrooms and the family bathroom.

Benefitting from majority UPVC double glazed windows and doors, gas central heating fired by a combi boiler and a security alarm system.

To the front of the property is a mature fore garden with a driveway providing ample off road parking and leading to a double garage and hard standing. The south facing rear garden is laid to lawn with established trees, shrubs and flowering plants, extending to the rear of a neighbouring property.

Aldercar is a popular area with a parish church, excellent primary and secondary schools, convenience shops, being close to Langley Mill and Heanor with a wide range of shopping. Having easy access to major road links ie A610, A38 and M1 to Derby and Nottingham and Ripley, the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed UPVC entrance door allows access.

ENTRANCE PORCH

Having ceramic tiled flooring, radiator and UPVC double glazed windows.

INNER LOBBY

There is a ceiling rose, stairs lead to the first floor and doors open into :

DINING ROOM

12'6 x 12'1 (3.81m x 3.68m)

Having a UPVC double glazed box bay window to the front, radiator, coving and wall lighting.

GUEST WC

Steps down to : There is a low flush WC, vanity hand basin in a pine wash stand and a UPVC double glazed window to the side incorporating an extractor fan.

FITTED KITCHEN

11'10 x 8'10 (3.61m x 2.69m)

Appointed with a range of birch effect base cupboards, drawers, larder and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric double oven and grill, ceramic hob, extractor hood and Bosch dishwasher. There is a UPVC double glazed window to the side, coving, ceramic tiled flooring and an open doorway into :

UTILITY ROOM

10'4 x 6' (3.15m x 1.83m)

There is plumbing for a washing machine, space for fridge and freezer, built-in cupboard with shelving, window and glazed wooden entrance door providing access to the side.

'L' SHAPED LOUNGE/ FAMILY ROOM

22'7 x 17'10 max measurements (6.88m x 5.44m max measurements)

A generous room with a UPVC double glazed window to the front, an Adams style fire surround with marble insert and hearth housing an electric fire, two radiators, TV aerial point, large UPVC picture window to the rear overlooks the garden and French doors open into :

GARDEN ROOM

12'9 x 8'3 (3.89m x 2.51m)

Constructed with a brick base, UPVC double glazed windows and French doors, polycarbonate roof, power points and ceramic tiled flooring.

TO THE FIRST FLOOR

LANDING

There is a UPVC double glazed window to the side elevation, radiator and access to the boarded roof void.

BEDROOM ONE

13' x 12' (3.96m x 3.66m)

A generous room with dual aspect UPVC double glazed windows to the front and rear elevations, a range of built-in furniture with double wardrobes, drawers and over bed cabinets.

BEDROOM TWO

12 x 10'11 (3.66m x 3.33m)

There is a built-in wardrobe, radiator and UPVC double glazed window to the front elevation.

BEDROOM THREE

11' x 9'11 (3.35m x 3.02m)

Having a radiator and a UPVC double glazed window to the rear elevation, enjoying far reaching views.

BATHROOM

Appointed with a four piece coloured suite comprising a panelled bath with thermostatic shower, pedestal wash hand basin, low flush WC

and a shower enclosure with a thermostatic shower. There is complementary full tiling, radiator, UPVC double glazed window to the rear elevation and a built-in airing cupboard houses the Alpha boiler, serving the domestic hot water and central heating system.

OUTSIDE

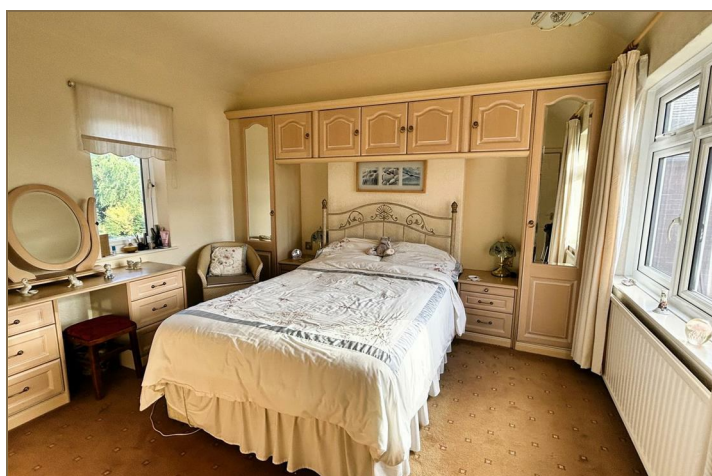
To the front of the property is a mature fore garden with trees and established shrubs. A tarmac driveway to the side provides of road parking for several vehicles and leads through the rear garden to a detached double garage.

DOUBLE GARAGE

Having up and over door, light and power with further hardstanding space.

GARDEN

The generous south facing garden is laid to lawn, extending to the rear of a neighbouring property. There is a wooden shed and a sunny paved seating area, perfect for entertaining and enjoying the views.



Road Map



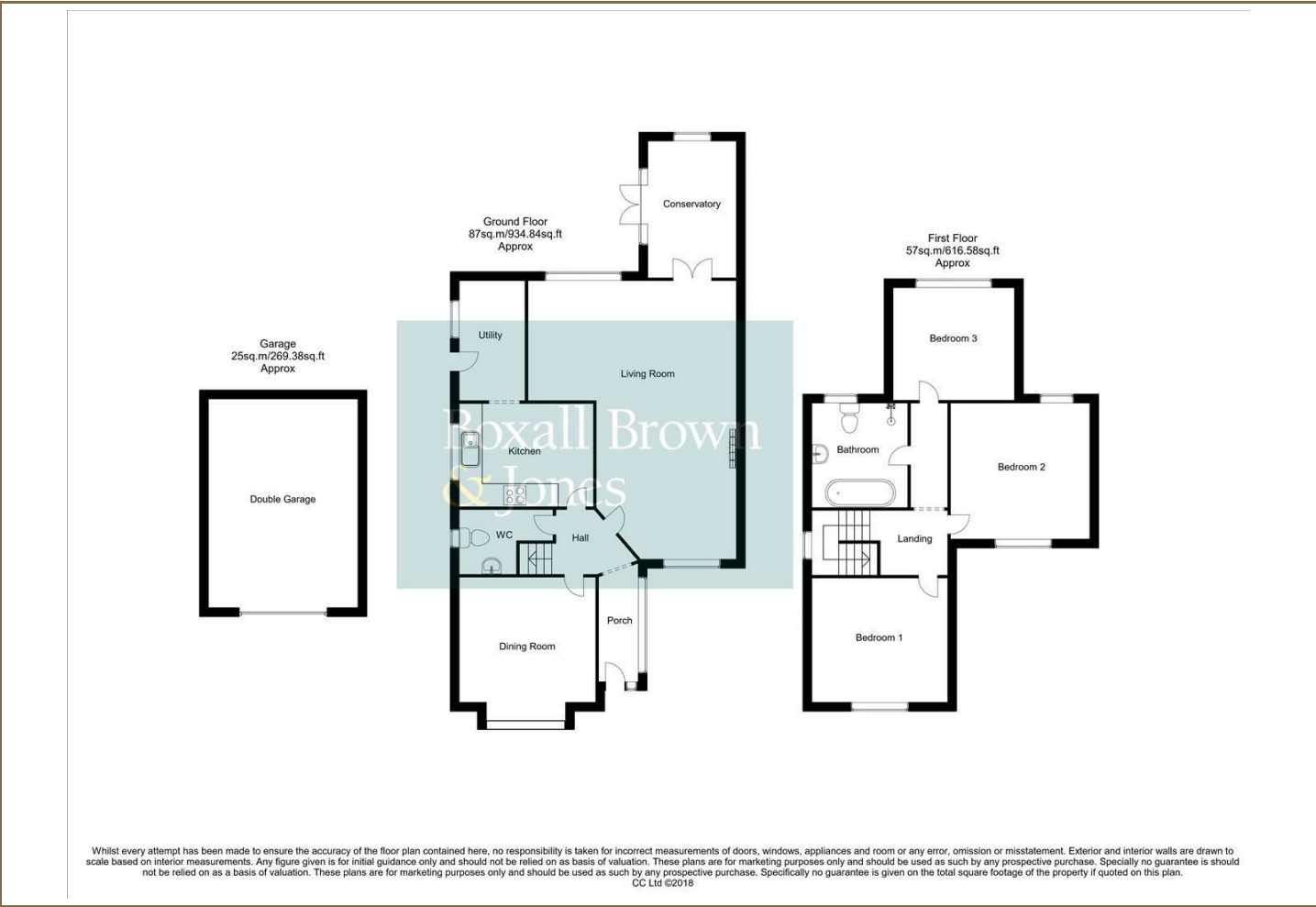
Hybrid Map



Terrain Map



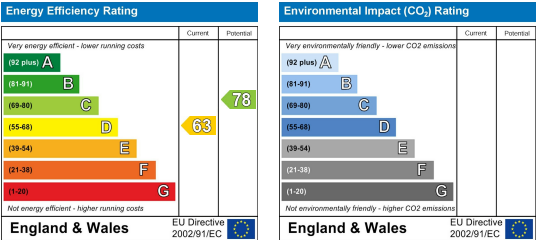
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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