



Milnhay Road  
Langley Mill, Nottingham NG16 4AW

AN ADAPTED AND EXTENDED FOUR  
BEDROOM SEMI DETACHED HOUSE  
CONSTRUCTED IN CIRCA 2005.

**Offers Over £230,000 Freehold**



AN ADAPTED AND EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE CONSTRUCTED IN CIRCA 2005.

Robert Ellis are delighted to welcome to the market this extremely well presented adapted and extended four bedroom, two bathroom semi detached house situated within this popular and established residential location.

With accommodation over two floors comprising entrance hall, ground floor shower room, spacious lounge, open plan dining kitchen and separate utility area to the ground floor. The first floor landing provides access to four bedrooms and a bathroom suite.

Another major benefit to the property can be found externally with an extensive side garden area with high quality artificial lawn and entertaining space leading onto a fabulous timber cabin currently used as a garden bar.

Other benefits to the property include gas central heating from a combi boiler, double glazing, off street parking and ample external space for positioning of a hot tub (not included) and outdoor summer entertaining.

The property is also conveniently located within easy reach of excellent nearby amenities, shopping facilities and transport links including the Langley Mill train station, A610 and motorway junctions, there is also easy access to open countryside and the nearby retail parks.

The property itself, as previously mentioned, is in extremely good over throughout and is certainly in ready to move in to condition and we believe would ideally suit both a first time buyer and family alike.

We would highly recommend an internal viewing.



### Entrance Hall

5'5" x 3'4" approx (1.66m x 1.03m approx)

UPVC panel and double glazed front entrance door, Victorian style radiator, part wall tiling, alarm control panel, loft hatch and door to:

### Shower Room

6'9" x 3'4" approx (2.07m x 1.02m approx)

A modern white three piece suite comprising of a walk-in tiled shower cubicle with dual attachment mains ran shower over, corner push flush w.c. and wash hand basin with mixer tap. Fully tiled walls and floor, wall hung ladder towel radiator, double glazed window to the front, spotlights, extractor fan and UPVC panel and double glazed side exit door.

### Lounge

16'1" x 14'8" approx (4.92m x 4.49m approx)

Double glazed window to the front with fitted blinds, two radiators, panelling to one wall, wall light points, media points, stairs to the first floor and feature fireplace with exposed brickwork incorporating a multi fuel burner. Opening through to:

### Dining Kitchen

24'1" x 13'9" approx (7.35m x 4.21m approx)

Comprising of a matching range of fitted handle-less base and wall storage cupboards with square edge work surfacing and matching breakfast bar area, inset counter level porcelain 1 1/2 bowl sink unit with central mixer tap and instant hot water tap, eye level oven and microwave, counter level four ring induction hob, space and plumbing for an American style fridge freezer, in-built dishwasher, ample spotlights, double glazed window to the side, exposed decorative brickwork, full opening bi-fold doors opening out to the side and rear gardens with inset fit perfect blinds, ample space for a dining table and chairs, Victorian style radiator, additional vertical radiator, tiled floor, panelling to one wall and separate door to:

### Utility Room

6'0" x 4'8" approx (1.83m x 1.43m approx)

With matching to the kitchen, further storage cupboards and square edge work surface with space and plumbing under for a washing machine and space for a condensing tumble dryer, extractor fan and matching to the kitchen area, tiled flooring.

### First Floor Landing

Double glazed window to the side, secondary alarm control panel, doors to all bedrooms and bathroom, loft access point with wooden pull down ladders to a boarded and lit loft space, ideal for storage purposes.

### Bedroom 1

13'9" x 8'1" approx (4.21m x 2.47m approx)

Double glazed window to the front with fitted blinds, radiator, panelling to one wall and TV point.

### Bedroom 2

10'9" x 8'2" approx (3.29m x 2.5m approx)

Double glazed window to the rear overlooking the garden, radiator and TV point.

### Bedroom 3

10'8" x 6'5" approx (3.27m x 1.96m approx)

Double glazed window to the front with fitted blinds and radiator.

### Bedroom 4

8'3" x 6'2" approx (2.52m x 1.9m approx)

Double glazed window to the rear and radiator.

### Bathroom

8'0" x 4'8" approx (2.44m x 1.44m approx)

A modern white four piece suite comprising of a reduced size bath with waterfall mixer tap and inset bathroom shelving with decorative tiles and splashboards, separate walk-in shower area with rainfall head mains ran shower over and additional hand held shower attachment with glass shower screen and inset drain into the floor tiles, hidden cistern push flush w.c. with hideaway inset shelving area above for towel storage and wash hand basin with central mixer tap and storage cupboard beneath. Wall mounted LED lit mirror fronted bathroom cabinet, chrome heated ladder towel radiator, extractor fan and spotlights.

### Outside

To the front of the property there is a side by side block paved driveway for 2/3 vehicles, access to the front entrance door and pedestrian gated entrance into the garden. The left hand side of the garden incorporates a high quality artificial lawn area with separate seating space and decorative gravel stones currently positioned for a hot tub under a wooden pergola (hot tub not included in the sale), there is then a paved pathway area to the garden timber pitched roof cabin which is currently used as an outdoor bar area with power and lighting points. There is an external water tap and lighting points, power points and beyond the artificial lawn this leads to a paved patio area ideal for entertaining, enclosed by a lower 3' fence with concrete post and gravel boards making the most of the look and the sound of the running water beyond the boundary line. The garden then opens out into a triangular shape garden to the rear which is mainly used for storage purposes but could also be put to further uses such as an additional entertaining space or patio area.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mespix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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