Robert Ellis

look no further...

Edward Street

Langley Mill, Nottingham NG16 4DH

A THREE BEDROOM DETACHED FAMILY HOUSE, EXTENDED TO THE REAR AND SITTING ON A GENEROUS 'L' SHAPED CORNER PLOT

£249,950 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, THIS EXTENDED, THREE BEDROOM DETACHED FAMILY HOUSE, WITH NO UPWARD CHAIN, SITTING ON A GENEROUS OVERALL CORNER PLOT, WITH AMPLE OFF-STREET PARKING, GARAGING AND 'L' SHAPED GARDEN INCORPORATING A CHILDREN'S PLAY AREA.

With accommodation over two floors comprising entrance porch leading through to front living room and to the rear there is a generous open plan kitchen/family/dining space with French doors opening out to the rear garden. The first floor landing provides access to three bedrooms and a modern three piece bathroom.

Other benefits to the property ample off-street parking to the front for 4/5 cars, garaging, 'L' shaped gardens, gas fired central heating and double glazing.

The property itself sits within easy reach of nearby green space and open countryside, excellent nearby transport links including junction 26 of the M1 Motorway, local routes into Heanor and Ilkeston, an array of nearby schooling for all ages and other transport links such as the Ilkeston Train Station.

We believe the property would make an ideal starter or family home and highly recommend an internal viewing.

ENTRANCE PORCH
5'9" x 3'3" (1.77 x 1.01)
UPVC panel and double glazed windows and front entrance door, wood effect laminate flooring and door to the lounge.

LOUNGE
16'6" x 10'0" (5.05 x 3.06)
UPVC double glazed window to the front, staircase rising to the first floor with useful understairs storage space, inset multi-fuel burner, laminate flooring, radiator, media points and door to the open plan living/kitchen/dining area.

OPEN PLAN FAMILY LIVING DINING KITCHEN
17'4" x 16'7" (5.3 x 5.06)
The KITCHEN AREA is equipped with a range of matching fitted base and wall storage cupboards with ample work surfaces incorporating 1½ bowl stainless sink unit and drainer with mixer tap and tiled splashbacks. Integrated eye level oven and grill, Halogen hob with extractor over, plumbing for washing machine and dishwasher (potentially included in the sale,) wood effect laminate flooring, opening through to the dining area, UPVC double glazed side exit door to the garden. To the DINING AREA there are UPVC double glazed windows to the side and rear, double glazed French doors opening out to the rear garden, matching wood effect laminate flooring, two radiators, ample space for dining table and chairs and feature exposed brickwork.

FIRST FLOOR LANDING
UPVC double glazed window to the side, useful storage cupboards, access to the attic space, which is boarded with drop-down ladders and this area also houses the gas fired central heating combination boiler. Doors to all bedrooms and bathroom.

BEDROOM 1
10'4" x 10'0" (3.15 x 3.07)
Double glazed window to the front, radiator and fitted sliding door wardrobes.

BEDROOM 2
10'0" x 8'8" (3.06 x 2.65)
Double glazed window overlooking the rear garden and radiator.

BEDROOM 3
7'3" x 6'2" (2.23 x 1.9)
Double glazed window to the front and radiator.

BATHROOM
6'2" x 5'6" (1.88 x 1.68)
Modern three piece suite comprising push-flush w.c., wash hand basin with mixer tap and 'P' shaped bath with glass shower screen and dual rainhead shower attachment over, towel radiator, spotlights, extractor fan and double glazed window to the rear.

OUTSIDE
To the front of the property there is a generous, well paved driveway providing off-street parking for 4/5 vehicles with access to the front entrance door, UPVC double glazed door access into the garage and pedestrian access to the rear garden. The 'L' shaped rear garden is of a very generous size and consists of a good size lawn area, opening out to a children's play area with swing set, slide and covered canopy on a surrounding play bark. The garden proper is bounded by fencing and hedgerows, offering privacy, timber storage shed, outside lighting and water tap.

DIRECTIONAL NOTE
From the junction of St Lawrence Church in Heanor, drop down Church Street in the direction of Langley Mill, before taking an eventual left turn onto Upper Dunstead Road. Continue along before taking a right hand turn onto Thompson Street and then the first left onto Edward Street. Follow the bend in the road round to the left (still Edward Street) and the property can be found on the left hand side identified by our For Sale Board.

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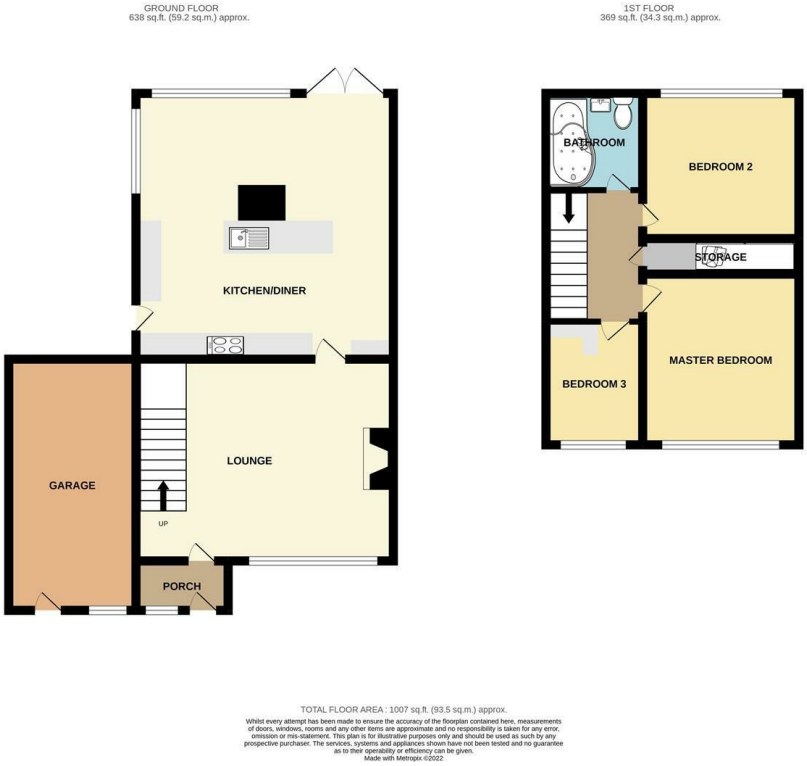

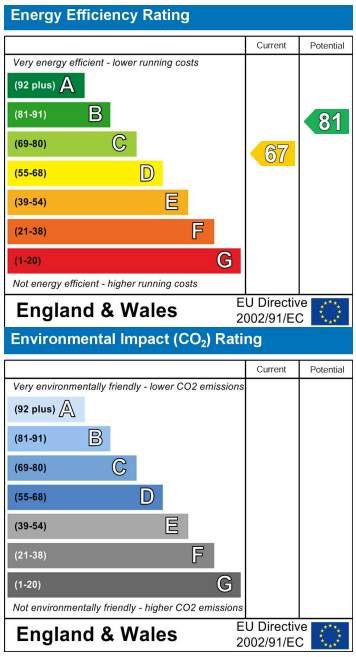

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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