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TAYLOR BROWN & SIMMS
ESTATE AGENTS

# Chapel Gate Lane, Langley Mill, Nottinghamshire , NG16 4HN
## £350,000











## FEATURES:

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- GOOD SIZED PLOT
- LARGE GARDEN
- LARGE KITCHEN DINER
- UTILITY ROOM AND DOWNSTAIRS WC
- GOOD SIZED BEDROOMS WITH EN SUITE TO MASTER
- GARAGE AND DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO TRANSPORT LINKS

COUNCIL TAX BAND: D EPC RATING: B

Entrance Hallway
Stairs rising to the first floor, under stairs storage cupboard, radiator, doors to downstairs WC, lounge and kitchen diner, HIVE CENTRAL HEATING SYSTEM

Downstairs WC
WC and hand wash basin, radiator.

Lounge
6.45 m x 3.27 m (21'2" x 10'9")
UPVC window to front, UPVC french doors to rear aspect with blinds, feature media wall, TV point, radiators.

Kitchen Diner
6.74 m x 3.53 m (22'1" x 11'7")
UPVC windows to front and rear aspect, beautifully fitted kitchen with base and wall units, worktops with matching upstands, integrated oven, hob and extractor, integrated dishwasher, opening to utility room, radiator.

Utility Room
UPVC door to rear aspect, base and wall units, sink unit, wall mounted boiler, plumbing for washing machine.

First floor landing
Doors to bedrooms and bathroon, loft access point, radiator.

Bedroom One
3.50 m x 3.65 m (11'6" x 12'0")
UPVC Window to rear aspect, fitted wardrobes, radiator, door to en suite.

En Suite
UPVC window to rear aspect, three piece suite comprising of shower cubicle, WC, hand wash basin, radiator, part tiled walls.

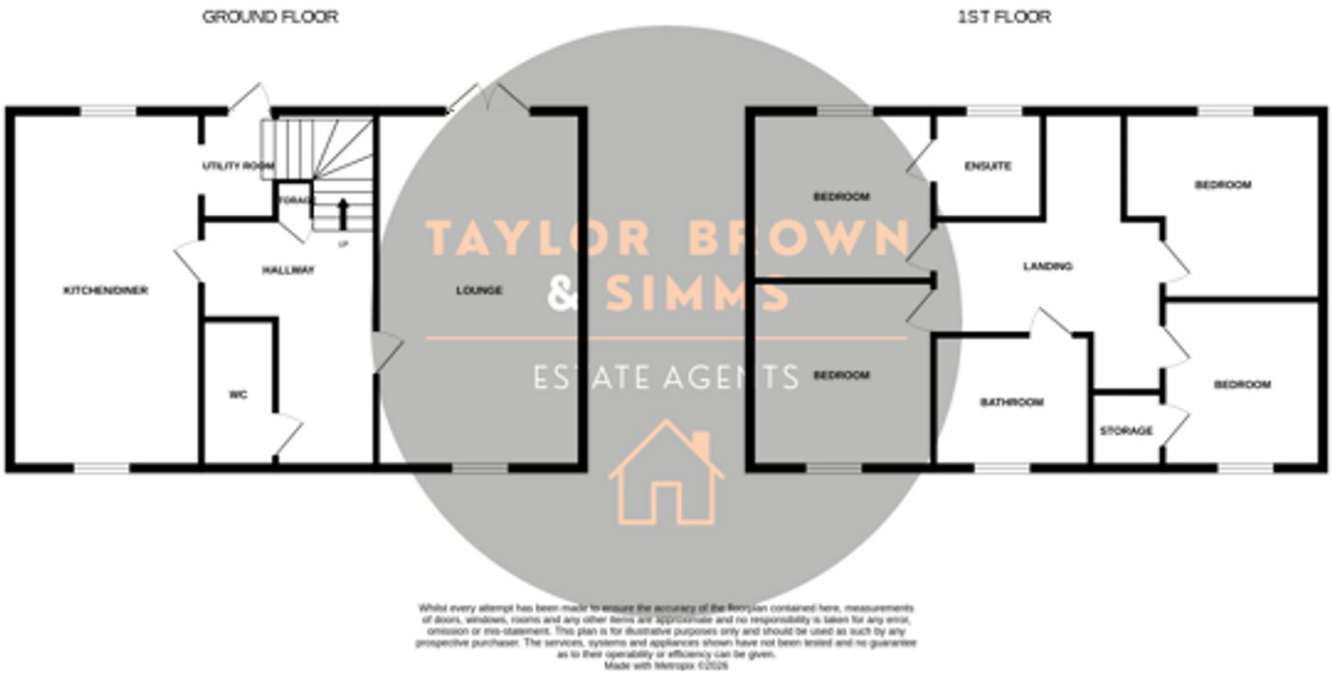
Bedroom Two
3.50 m x 3.43 m (11'6" x 11'3")
UPVC window to rear aspect, radiator.

Bedroom Three
3.11 m x 2.91 m (10'2" x 9'7")
UPVC window to front aspect, radiator.

Bedroom Four
2.87 m x 2.63 m (9'5" x 8'8")
UPVC window to front aspect, radiator, storage cupboard.

Bathroom
UPVC window to front aspect, fitted three piece suite comprising of panelled bath with shower above and shower screen, WC, pedestal hand wash basin, part tiled walls, radiator.

Outside
To the rear is a good sized garden with lawned area, patio seating area, decking area and being enclosed via panelled fencing with gated access to the side of the property.
To the side of the property is off street parking leading to a single garage




**NOTICE TO PROSPECTIVE PURCHASERS**

**Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.**