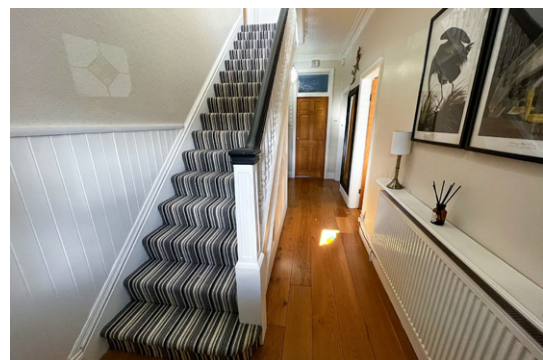


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Station Road, Langley Mill, Nottingham, Nottinghamshire , NG16 4DU
£400,000



FEATURES:

- FOUR DOUBLE BEDROOMS
- VICTORIAN FAMILY DETACHED HOME
- SHOW ROOM CONDITION THROUGHOUT
- OUTBUILDINGS TO THE REAR
- AMPLE PARKING AND GARAGE
- CONSERVATORY / UTILITY ROOM
- OPEN PLAN SPACIOUS KITCHEN LIVING AREA
- SEPARATE LOUNGE AND DINING ROOM
- TWO BATHROOMS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS



COUNCIL TAX BAND: D EPC RATING: C

Entrance Hallway

Wide Staircase rising to the first floor, beautiful spacious area, under stairs storage, wood flooring, radiator, doors to shower room, lounge, dining room and open plan kitchen diner / living area.

Lounge

4.06 m x 4.57 m (13'4" x 15'0")

Bay window to front aspect, wooden floor, feature fireplace with marble surround and gas fire, radiators.

Dining Room

3.93 m x 4.26 m (12'11" x 14'0")

UPVC door to rear aspect, feature log burner, radiator, wood flooring.

Shower room

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

Kitchen area

3.63 m x 3.66 m (11'11" x 12'0")

Beautiful fitted kitchen with base and wall shaker style units incorporating a Belfast style sink unit, granite work top, island with storage below, five ring gas hob with extractor above, integrated oven, microwave, FEATURE AGA and dishwasher, french doors leading to conservatory / utility, tiled flooring and open plan leading to living dining area.

Living Dining Area

4.65 m x 3.63 m (15'3" x 11'11")

Window to front aspect, wood flooring, feature fireplace with multi burning stove, radiator.

Conservatory / utility

to rear aspect, base units with plumbing for washing machine and space for drier, tiled flooring.

First Floor Landing

Spacious landing with doors to bedrooms and bathroom, radiator, window to front aspect.

Bedroom One

4.52 m x 3.63 m (14'10" x 11'11")

Window to front aspect, radiator.

Bedroom Two

4.09 m x 4.60 m (13'5" x 15'1")

Window to front aspect, radiator.

Bedroom Three

3.66 m x 3.30 m (12'0" x 10'10")

Window to rear aspect, radiator.

Bedroom Four

3.66 m x 3.73 m (12'0" x 12'3")

Window to rear aspect, radiator, fitted wardrobes.

Bathroom

Three piece suite comprising of panelled bath, WC, and hand wash basin, tiled walls, tiled flooring, contemporary radiator.

Outside

To the front is a landscaped front garden, with mature shrubs and tress, with pathway to the front door, to the side is a driveway leading to further parking area at the rear providing ample off street parking.

To the rear is a decking area, lawned garden, mature shrubs and trees. Driveway providing ample off street parking leading to a garage.

Outbuildings

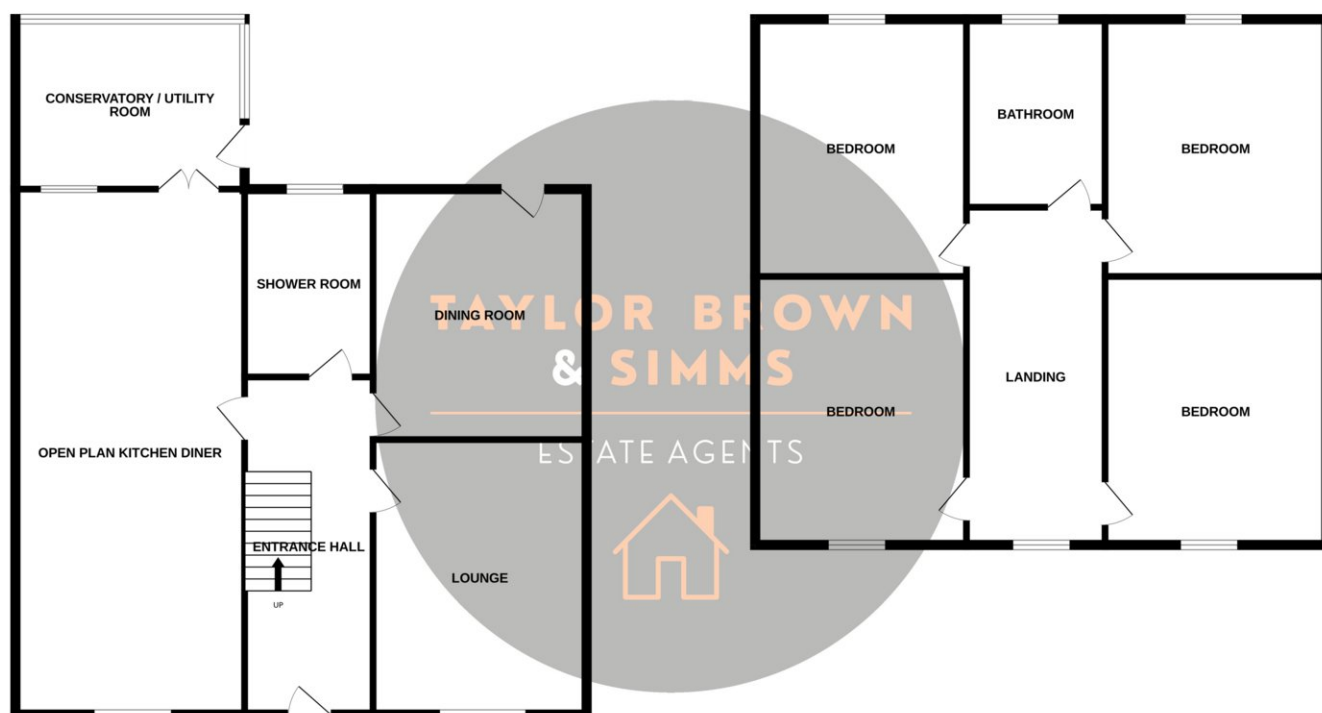
There is a range of outbuildings

which is currently being used as a home gym. This would be ideal to

change into a office for anyone that worked from home.

GROUND FLOOR

1ST FLOOR



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.
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