whitegates









Upper Dunstead Road, Langley Mill, NG16

3 | 1 | 2 | EPC E

Asking Price: £340,000

Freehold



Upper Dunstead Road, Langley Mill, NG16 4FJ

3 bedrooms
1 bathrooms
2 reception rooms

Asking Price: £340,000

- DETACHED PROPERTY
- THREE BEDROOMS
- LARGE DRIVEWAY
- GARAGE LEADING TO BASEMENT FLOOR
- EXTENSIVE REAR GARDEN
- BEAUTIFUL VIEWS TO REAR
- WELL PRESENTED THROUGHOUT

Council Tax Band: C

SPACIOUS THREE BEDROOM DETACHED FAMILY HOME

Whitegates are delighted to bring to market this three bedroom detached property which is ideally situated close to local schools, shops, amenities and transport links.

In brief, this property has: Entrance hall, living room, fully enclosed outdoor veranda seating area, open plan kitchen diner, conservatory, spacious landing, three bedrooms, family bathroom, driveway providing ample off street parking, garage with basement (potential for development ***subject to planning permission***) and a good sized, private rear garden. Viewings are highly recommended to appreciate all this wonderful home has to offer.

The Details

Ground Floor

Entrance Hall







Part glazed uPVC door to front elevation, fitted carpet and stairs to first floor.

Living Room

Fitted carpet, fitted fireplace, TV point, radiator, uPVC double glazed bow window to front elevation, and uPVC double glazed French doors to rear leading to a fully enclosed outdoor veranda seating area.

Outdoor Veranda Seating Area

Low maintenance artificial grass, outdoor wall lighting and power point, uPVC double glazed doors leading to living room and conservatory.

Kitchen Diner

Carpet to the dining area and vinyl flooring to the kitchen area, fitted wall and base units, part tiled splashbacks, understairs storage cupboard, fitted sink and drainer, fitted double oven, fitted hob and overhead extractor hood, radiator, uPVC double glazed bow window to front elevation, uPVC double glazed window to rear elevation and part glazed door leading to:

Conservatory

Luxury Herringbone vinyl flooring, fitted wall lights, fully glazed conservatory and part glazed uPVC door to side leading to rear garden.

Utility Room/WC

Radiator, WC, plumbing for washing machine, space for tumble dryer above and window to side elevation.



First Floor

Landing

Fitted carpet, radiator and uPVC double glazed window to rear elevation.

Bedroom 1

Fitted carpet, radiator and uPVC double glazed window to front elevation.

Bedroom 2

Fitted carpet, radiator and uPVC double glazed window to rear elevation.



Bedroom 3

Fitted carpet, radiator, walk in wardrobe/storage cupboard and uPVC double glazed window to front elevation.

Bathroom

Luxury floor tiles, luxury stone tile feature wall, bespoke shelving unit, fitted WC, wall mounted counter top hand wash basin with black mixer tap, modern black heated towel rail, free standing bath, freestanding mixer tap with shower attachment, extractor fan, shaver power point, fitted wall mounted TV, spotlights, and uPVC double glazed window to rear elevation.

Garage/Basement/Cellar

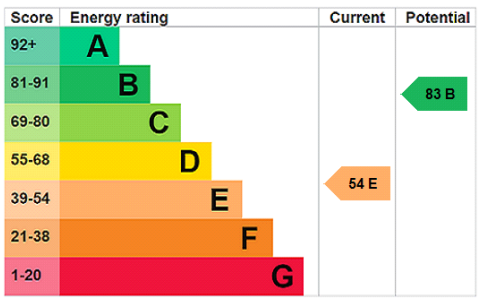
Large driveway through to the garage with workshop, radiator, leading to multiple storage areas and two closed off cellar rooms, boiler, cold water tap and potential to develop subject to the usual local authorities planning permission.



Outside

The property is set back from the road with a spacious driveway providing ample off street parking.

To the rear is a beautiful mature private garden with cold and hot water taps, a large patio area leading to multiple lawned areas and flower beds. To the bottom of the garden is a vegetable patch and fruit tress including apricot, plum and apple.






BE KIND
BE BRAVE
BE SILLY
BE HONEST
BE HAPPY
let's play







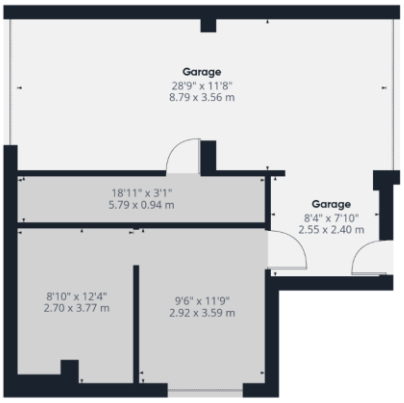





GET
naked



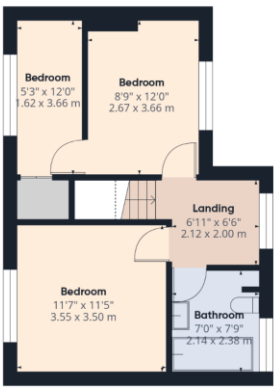




Ground Floor



Floor 1





Floor 2

Approximate total area(1)

1730 ft²

160.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01773 760311

heanor@whitegates.co.uk

www.whitegates.co.uk

Whitegates Heanor

37 Derby Road, Heanor, Derbyshire,
DE75 7QG

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.