

8 Harold Avenue, Langley Mill



3 beds

1 bath

2 livings

£219,950



## Key Features

- Heating Type: Gas

## Full Description



A superbly presented detached house situated in a popular residential cul-de-sac benefiting from a large conservatory to the rear and modern open plan dining kitchen. The property is ideally located for local amenities including shops, schools, excellent road links to the A610 and M1 motorway and Langley Mill train station and the accommodation comprises entrance hall, lounge, fitted open plan kitchen and dining area, conservatory, utility room and three bedrooms and family bathroom to the first floor. Gas central heating. Double glazing. Garage & driveway. Front and rear gardens. Internal viewing is highly recommended.

### ENTRANCE HALL

Entered via a UPVC double glazed entrance door having central heating radiator and stairs to first floor landing.

### LOUNGE 4.10m (13' 5") x 3.90m (12' 10")

Having a UPVC double glazed window to the front elevation, TV point, telephone point, coving to ceiling, wood effect laminate flooring and wall mounted gas fire.

### FITTED DINING KITCHEN 5.10m (16' 9") x 2.60m (8' 6")

A well fitted dining kitchen having a range of units comprising of base units with cupboards and drawers with granite effect work surfacing over, range of wall cupboards, glass front display cupboards, inset 1 1/2 bowl stainless steel sink and drainer, space for fridge freezer, free standing electric cooker with extractor hood over, complimentary splash back tiling, tile effect laminate flooring and UPVC double glazed window to the side elevation. Open plan through to;

### Kitchen

### DINING AREA

Having UPVC double glazed patio doors to the rear elevation, central heating radiator and tiled effect laminate flooring.

### UTILITY ROOM 2.60m (8' 6") x 2.40m (7' 10")

Having base units with work surface over, inset stainless steel sink and drainer, complimentary splash back tiling, tile effect laminate flooring, space for washing machine and tumble dryer and UPVC double glazed external door to the rear elevation.

### CONSERVATORY 4.40m (14' 5") x 2.70m (8' 10")

A brick based UPVC double glazed conservatory having French doors to the rear elevation and central heating radiator.

### FIRST FLOOR LANDING

Having access to loft space, coving to ceiling, airing cupboard housing combination gas central heating boiler and UPVC double glazed window to the side elevation.

### BEDROOM ONE 3.00m (9' 10") x 2.60m (8' 6")

Having a UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM TWO 3.90m (12' 10") x 2.30m (7' 7")

Having a UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM THREE 2.20m (7' 3") x 1.90m (6' 3")

Having a UPVC double glazed window to the front elevation and central heating radiator.

### FAMILY BATHROOM

Having a three piece suite comprising of a p-shaped bath with shower over, mixer tap, low flush WC and vanity unit with inset wash hand basin, fully tiled walls, tiled floor, central heating radiator and UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a driveway providing off road parking and leading to an integral garage with electric roller shutter door, power and lighting. The remainder of the front being laid to lawn with shrub and tree planting.

To the rear is a paved patio area with steps leading to the lawn with shrub and tree planting.

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

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