SJI PROPERTIES

ESTATE AGENTS

Plot 32 – The Maltby, Colliery Close, Langwith, Derbyshire NG20

Guide Price £184,950



Features

- New Build large 2-bedroom semi-detached family home.
- 2 bathrooms fully floor & wall tiled with spotlights to ceiling. (En-suite to bedroom 1)
- New build finished to a high standard with excellent quality, modern appliances.
- Downstairs Wc/Cloakroom.
- Internal floor finishes throughout.
- Fitted kitchen with induction hob, extraction hood, integrated fridge-freezer and dishwasher included.
- Security alarm & security lighting front and rear.

- House builder’s 10-year warranty
- ‘A’ rated Gas central heating with zoned heating
- UPVC double glazing A++ Rated windows.
- Low energy lighting throughout.
- Private gardens with patio to the rear.
- Driveway with parking for two cars.
- Langwith / Whaley Thorns Railway station within walking distance.
- Optional extras to make it your own (contact us for more details).
- Council Tax Band TBC

Full Description

Entrance Lobby
Entrance Lobby has luxury carpet to the floor, radiator, and a handy storage cupboard under the stairs. There are carpeted stairs leading you to the first floor and doors taking you into the kitchen/ diner, downstairs cloakroom, and lounge areas.
The front door already has power cables installed should you wish to connect your own smart doorbell.

Lounge 4.76m x 2.86m (15ft8 x 9ft5)
Half glazed internal door leads to a large lounge with carpet to the floor and French doors leading onto the private rear garden. The property is fibre ready with cabling already installed allowing for third party internet and / or tv satellite installation without internal disruption (see each property for details).

Kitchen 2.68m x 3.56m (8ft10 x 11ft8)
Half glazed internal door leads you into the Kitchen, The Kitchen has luxury vinyl to the floor covering, radiator, a window to the front elevation. It comes complete with modern base and wall units, an inset sink and complementary work surfaces. There is an integrated fridge-freezer, fitted oven, induction hob with extraction hood over, integrated fridge freezer and dishwasher. A washing machine space is provided under the worktop.

Cloakroom WC
Accessed from the entrance hall with a WC with soft close seat, sink, extractor fan and towel radiator. The floor is laid with luxury vinyl flooring.

Landing
Leading to the bedrooms and family bathroom, the landing has a carpet to the floor and a radiator. Access to the loft area and a storage cupboard is located off the landing for your storage needs.

Bedroom One 3.78m x 3.86m (12ft5 x 12ft8 largest dimensions)
The main bedroom is located off the landing, there is carpet to the flooring and access to the ensuite. There is a radiator, and the window overlooks the front elevation. A tv point is also provided.

Ensuite 2.25m x 1.70m (7ft4 x 5ft7)
The ensuite is fully tiled (floor and walls) and has a contemporary shower, soft close WC, sink, electric shaving point, extractor fan, spotlights to the ceiling and a towel radiator. The window overlooks the front elevation.

Bedroom Two 2.49m x 3.70m (8ft2 x 12ft2)
Bedroom Two is located off the landing, there is carpet to the flooring and a

radiator. The window overlooks the rear elevation. A tv point is also provided.

Family Bathroom 2.17m x 2.23m (7ft2 x 7ft4)
A good-sized family bathroom with fully tiled walls and floor. Complete with wash basin, low level soft close WC, bath, shower screen, shower and extractor fan. There is a window overlooking the rear, spotlights to the ceiling, and a towel radiator.

Externally
The attractive, modern exterior has a welcoming entrance with canopy over. It has a side driveway for 2 cars with access to the rear private rear garden via a gate. Here you will find a patio area and lawned garden, security light with fencing all round. There is also an external water tap provided to help with washing your car or watering your garden.

Contact Us

SJI Properties | Estate Agents | Mansfield | Nottinghamshire
21 Farnsworth Avenue, Mansfield, Nottinghamshire, NG21 0EN
T: 01623 406877
E: steve@sjiproperties.co.uk







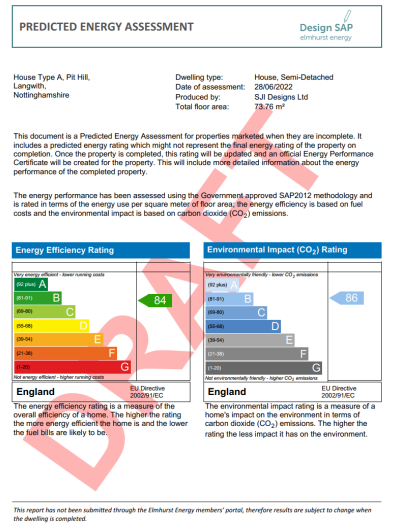


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