

STONEY VIEW, LANGLEY MILL, NOTTINGHAM

PRICE £277,500

3 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO STONEY VIEW

NO CHAIN - A beautifully presented modern, three double bedroom detached home, offering well proportioned living accommodation with the benefit of a superb open plan dining kitchen, contemporary bathroom and primary bedroom with contemporary en-suite shower room. The property is set within this delightful cul-de-sac with views towards a nature pond and positioned on the edge of Langley Mill.

Built by Wheeldon Homes to a quality specification in 2020 and having an NHBC guarantee remaining. This beautiful modern home has the benefit of triple glazed flush casement windows, gas central heating and a PIV air circulation system.

In brief the accommodation comprises: entrance hallway, downstairs wc, stylish living room, utility room and a superb open plan dining kitchen with rear bay and french doors giving access to the rear garden. The first floor landing leads to three well proportioned bedrooms and contemporary bathroom. The primary bedroom also has built in wardrobes and contemporary en-suite shower room.

Outside there is a driveway to the side with EV charging point, leading to a single attached garage. There is a landscaped enclosed garden to the rear with paved patio, lawn and fence panelled boundary.

THE DETAIL

The property is entered via a composite panelled front door into a welcoming hallway with a staircase rising to the first-floor landing. Doors off the hallway provide access to the downstairs wc, living room and dining kitchen.

The stylish living room is a bright and well-proportioned space, enhanced by a dual aspect with windows to both the front and rear elevations. The beautifully appointed dining kitchen forms the centrepiece of the home and is finished with a range of high gloss fronted, work surfaces and brushed stainless-steel detailing. Integrated appliances include a dishwasher, electric oven and gas four ring hob with stainless steel extractor hood over, stainless steel sink with mixer tap, recessed LED ceiling lighting and oak effect flooring. The kitchen enjoys a dual aspect, with a window to the front and French doors to the rear opening directly onto the garden, creating an excellent indoor–outdoor flow. Off the kitchen is a separate utility room, fitted to the same specification and providing additional storage, appliance space and direct access to the garden.

The first-floor landing gives access to three double bedrooms and the contemporary family bathroom, as well as loft access . The primary bedroom benefits from built-in mirrored wardrobes and a modern en-suite shower room. The remaining bedrooms are served by the stylish family bathroom, with both bathrooms finished with modern white suites and tasteful flooring.

Externally, the property offers a single-width driveway to the side providing parking for one car with an EV charging point. along with an attached garage featuring power, lighting and a side personal access door. The front and rear gardens are attractively landscaped for low maintenance. The delightful rear garden includes a paved patio area, area laid to lawn and a fence panelled boundary

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The Location

Langley Mill is situated approximately 11 miles north-west of Nottingham City Centre and approximately 10.5 miles north-east of Derby City Centre. The area is now predominantly residential, popular with families and professionals due to its accessibility.

The village itself enjoys a number of comprehensive amenities, with nearby Kimberley town and Giltbrook Retail Park providing further shopping, dining, sport recreation facilities, library, schools and public transport etc.

Several major road connections run nearby Langley Mill, with both the M1 Motorway and the A610 within easy reach. In addition, Pheonix Park tram stop provides easy access to Nottingham and is located approximately 6.5 miles from Langley Mill, whilst Langley Mill Station can provide rail access to a nearby London mainline.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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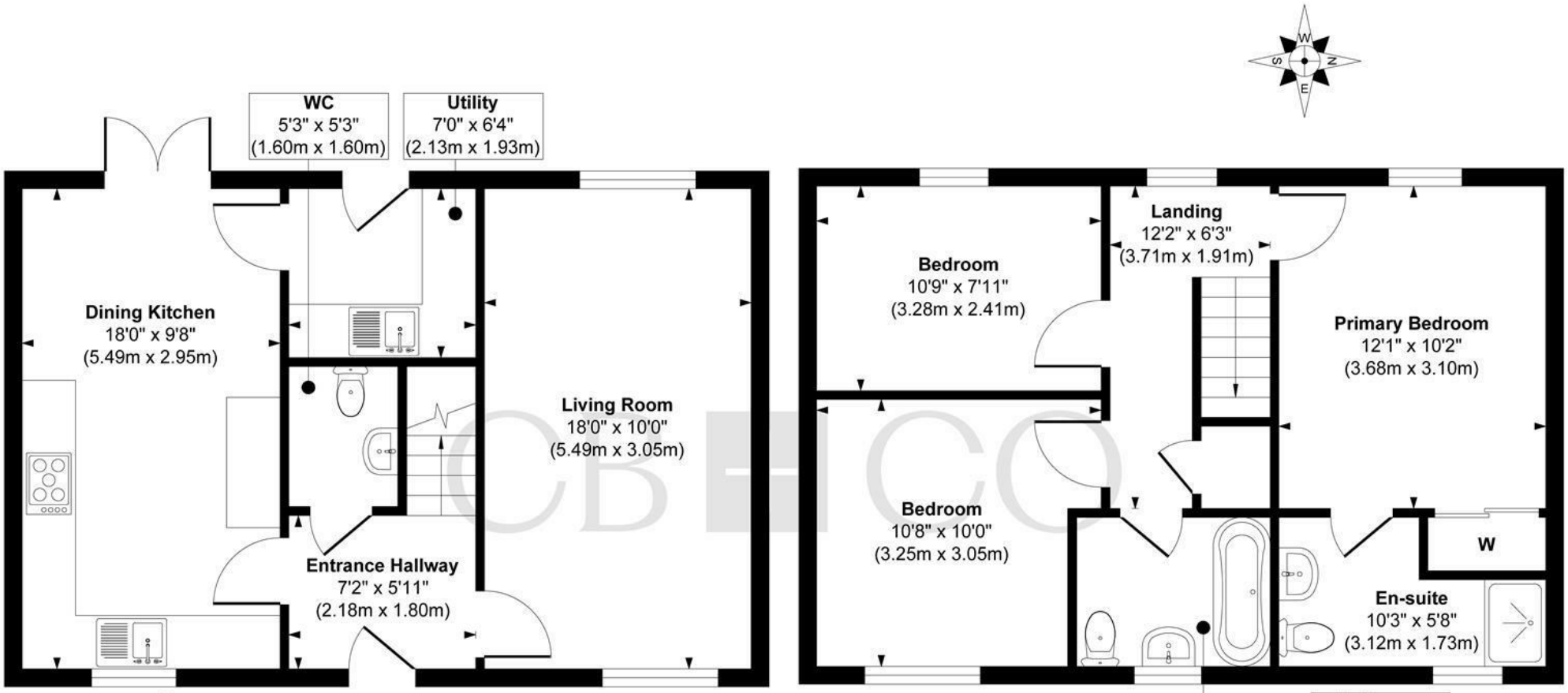








Stoney View, Langley Mill, Nottingham



Approx. Gross Internal Floor Area 984 sq. ft / 91.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1012.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

C

- Stylish Three Double Bedroom Detached Home
- Delightful Cul-de-Sac Position Close to Nature Reserve
- Built by Wheeldon Homes in 2020 - NHBC Guarantee Remaining
- uPVC Flush Casement Triple Glazed Windows & Gas Central Heating
- Entrance Hallway, Downstairs WC & Spacious Living Room
- Contemporary Dining Kitchen & Separate Utility Room
- Three Double Bedrooms, En-Suite & Contemporary Bathroom
- Driveway, EV Charging Point, Single Garage & Landscaped Rear Garden
- Close to Open Countryside & Excellent Road Links
- No Chain Involved

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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