





24 Harrier Drive, Langold

£230,000 Freehold

Three Bedroom Semi-Detached Home With Garage • Kitchen/Diner With French Doors To The Garden • Generous Plot With A Larger Than Average Rear Garden • Far-Reaching Countryside Views To The Front • Private Cul-De-Sac Location • Built By Gleeson With Remaining New Home Warranty • Potential To Extend Subject To Planning Permission • No Onward Chain

Burrell's estate agency

A home with room to grow! Occupying a particularly generous plot within a private cul-de-sac on Harrier Drive, Langold, this three-bedroom semi-detached property enjoys sweeping countryside views to the front, ample parking and a garage. Built by Gleeson and still benefiting from the remaining new home warranty, the property is offered for sale with no onward chain.

The standout feature is undoubtedly the plot, with a larger than average rear garden and generous space to the side. Offering plenty of room for family life, outdoor entertaining and future landscaping, the property also provides potential to extend as your needs change, subject to planning permission.

Inside, the accommodation comprises an entrance hall, lounge, kitchen/diner and downstairs WC, with three bedrooms, an en-suite shower room and family bathroom upstairs.

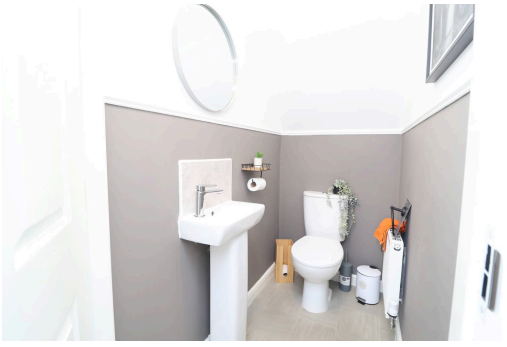






Council Tax band: A

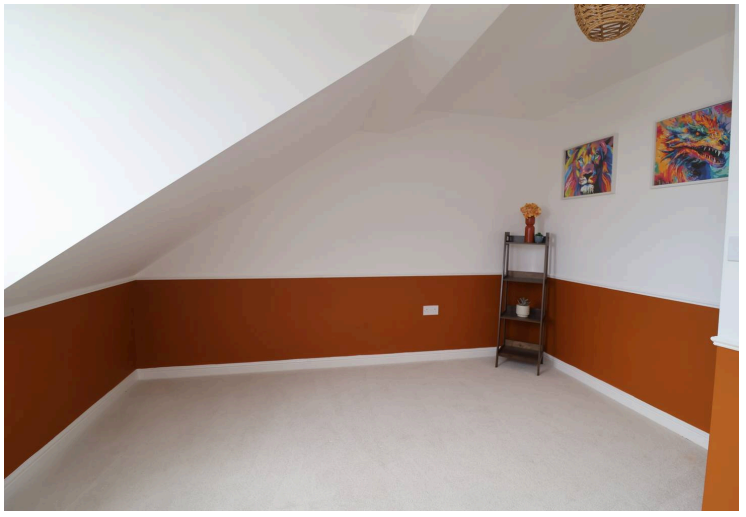
Tenure: Freehold













Hallway
A welcoming entrance with stairs rising to the first floor and access to the lounge.

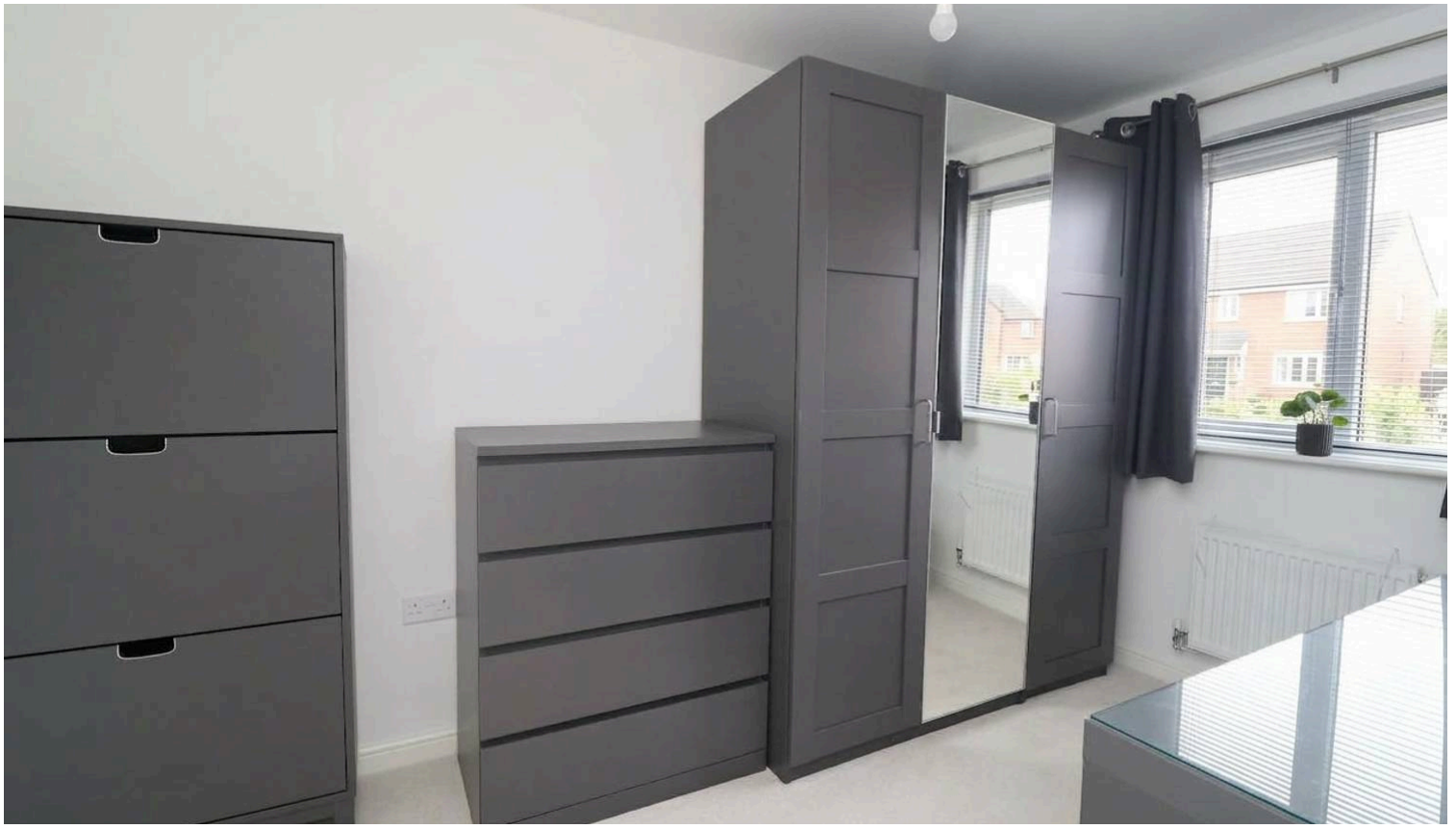
Living room
15' 1" x 10' 1" (4.60m x 3.07m)
A bright and inviting living room with a front-facing window enjoying the open outlook. Neutral décor and carpeting provide a versatile setting, with space for comfortable seating and additional furniture. A door leads through to the kitchen/diner.

Kitchen / dining
13' 7" x 7' 10" (4.15m x 2.40m)
Positioned at the rear of the property, the kitchen/diner is fitted with a range of white wall and base units, complementary work surfaces and a

En-suite
6' 10" x 3' 7" (2.08m x 1.09m)
Fitted with a shower enclosure, white WC and pedestal wash hand basin. Complementary tiling and a window complete the room.

Bedroom 2
13' 7" x 12' 0" (4.15m x 3.66m)
A spacious bedroom featuring a dormer window to the front and characterful sloping ceilings. Offering plenty of room for bedroom furniture, this versatile space would suit a double bedroom, children's room or guest accommodation.

Bedroom 3
11' 9" x 6' 11" (3.58m x 2.11m)
Overlooking the rear garden, the third bedroom offers







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A bright and inviting living room with a front-facing window enjoying the open outlook. Neutral décor and carpeting provide a versatile setting, with space for comfortable seating and additional furniture. A door leads through to the kitchen/diner.

Kitchen / dining
13' 7" x 7' 10" (4.15m x 2.40m)
Positioned at the rear of the property, the kitchen/diner is fitted with a range of white wall and base units, complementary work surfaces and a stainless-steel sink with drainer. A built-in oven, hob and extractor are provided, alongside space for freestanding appliances. The dining area offers space for a table and chairs, while French doors open onto the rear garden, creating an easy connection between indoor dining and outdoor entertaining. A rear-facing window brings further natural light into the room.

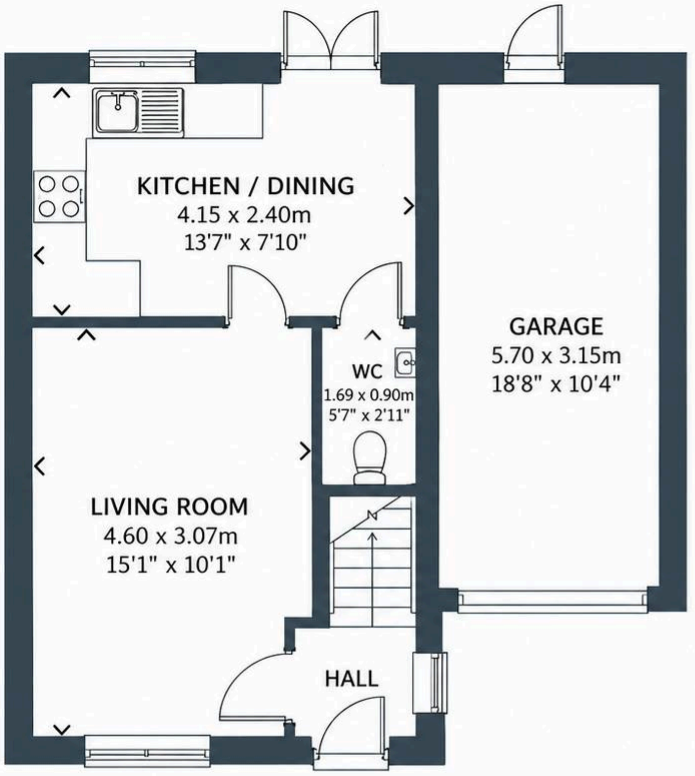
Wc
5' 7" x 2' 11" (1.69m x 0.90m)
Fitted with a white WC and wash hand basin, with a window providing natural light.

Bedroom 1
13' 0" x 9' 2" (3.97m x 2.80m)
A well-proportioned double bedroom with a front-facing

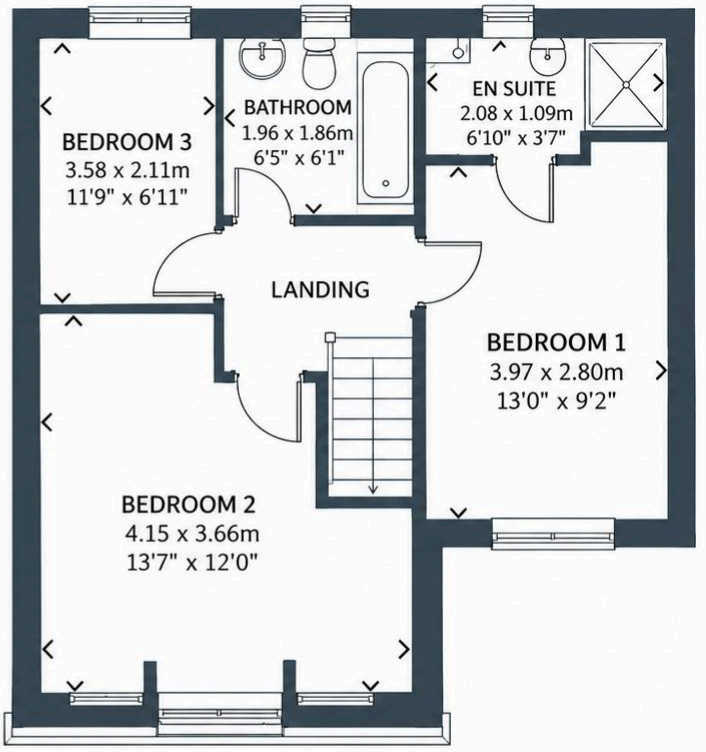


GARDEN

To the rear, the larger than average garden is predominantly laid to lawn with timber fencing and a paved area adjoining the house. There is ample space for outdoor seating, children's play equipment and planting, allowing buyers to shape the garden around their lifestyle. The additional space to the side is a particular advantage, offering potential for a future extension, subject to planning permission—a home that could grow with you as a family.



GROUND FLOOR
Approx. 52.3 sq. m (563 sq. ft)



FIRST FLOOR
Approx. 51.8 sq. m (558 sq. ft)

You can include any text here. The text can be modified upon generating your brochure.