



## 4 Bed House - Detached

26 Phildock Wood Road, Langley Country Park, Derby DE22 4PH

Price £425,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Beautifully Presented Family Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Study
- Living Kitchen/Dining Room with Built-In Appliances
- Four Generous Bedrooms & Three Bathrooms
- Landscaped Gardens
- Driveway & Garage Store
- Useful Side Garden Shed
- Popular Position Within the Development
- Countryside Walks

ECCLESBOURNE SCHOOL CATCHMENT AREA – A beautiful four bedroom, three bathroom detached property with landscaped garden, located on the edge of the development.

#### The Location

Langley Country Park is a sought after modern development located close to Mickleover. This is an extremely popular residential suburb of Derby approximately 4 miles from the City centre combining a range of local amenities including supermarket, general range of shops and leisure facilities including Mickleover Golf course. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.

#### Accommodation

##### Ground Floor

##### Storm Porch

With outside lights, door bell and half glazed entrance door opening into entrance hall.

##### Entrance Hall

16'1" x 3'6" (4.91 x 1.09)

With herringbone style flooring, panelling to walls, spotlights to ceiling, understairs storage, radiator, smoke alarm and staircase leading to first floor.

##### Cloakroom

5'5" x 2'11" (1.66 x 0.90)

With low level WC, pedestal wash handbasin, matching herringbone style flooring, radiator, extractor fan and internal door with chrome fittings.

## Lounge

20'2" x 10'7" (6.16 x 3.23)

With TV media unit included in the sale, two radiators, panelling to walls, bay incorporating three double glazed windows with fitted blinds with aspect to front and internal panelled door with chrome fittings.



## Study

9'9" x 7'5" (2.98 x 2.27)

With herringbone style flooring, spotlights to ceiling, built-in storage cupboards providing good storage and internal panelled door with chrome fittings.



## Living Kitchen/Dining Room

28'2" x 9'11" (8.61 x 3.04)



## Dining Area

With matching herringbone style flooring, two radiators, double glazed window with fitted blind to rear, open space leading to kitchen area and double glazed French doors opening onto landscaped gardens.



## Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, integrated washing machine, matching herringbone style flooring, spotlights to ceiling, double glazed window to rear with fitted blind, concealed central heating boiler, continuation of the worktops forming a useful, small breakfast bar area and open space leading into dining area.



## First Floor Landing

7'5" x 6'4" (2.27 x 1.95)

With built-in cupboard housing the high efficiency hot water cylinder, radiator, spotlights to ceiling, smoke alarm and access to roof space.



## Bedroom One

14'6" x 10'11" (4.42 x 3.34)

With built-in double wardrobe, built-in storage cupboard, radiator, feature wallpaper wall, double glazed window with fitted blind with aspect to front and internal panelled door with chrome fittings.



## En-Suite

7'6" x 4'7" (2.30 x 1.40)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, tile flooring, radiator, extractor fan, wall mounted bathroom cabinet, double glazed window to side with fitted blind and internal panelled door with chrome fittings.



## Bedroom Two

13'8" x 10'4" (4.19 x 3.17)

With feature wallpaper wall, radiator, double glazed window to front with fitted blind and internal door with chrome fittings.



## Jack & Jill Style En-Suite

7'3" x 5'11" (2.23 x 1.81)

With separate shower cubicle with chrome shower, pedestal wash handbasin with chrome fittings, tile splashbacks, radiator, extract fan, double glazed window to side with fitted blind and internal door with chrome fittings giving access to bedroom two and bedroom three.



### Bedroom Three

10'3" x 9'7" (3.14 x 2.93)

With wardrobe, radiator, double glazed window to rear with fitted blind and internal door with chrome fittings.



### Bedroom Four

9'1" x 8'3" (2.78 x 2.52)

With built-in wardrobes with sliding doors, spotlights to ceiling, radiator, double glazed window to rear with fitted blind and internal door with chrome fittings.



## Family Bathroom

6'5" x 6'1" (1.96 x 1.87)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, sizeable fitted mirror, tile splashbacks, tiled effect flooring, radiator, extractor fan, double glazed window with fitted blind to rear and internal door with chrome fittings.



## Front Garden

The property is set back from the pavement edge behind a lawn fore-garden with shrubs, side access gate and pathway.



### Rear Garden

To the rear of the property is a landscaped, low maintenance garden enjoying artificial turf with spacious composite decked area providing a pleasant sitting out and entertaining space.



### Side Timber Garden Store

Providing storage with light and power.

### Driveway

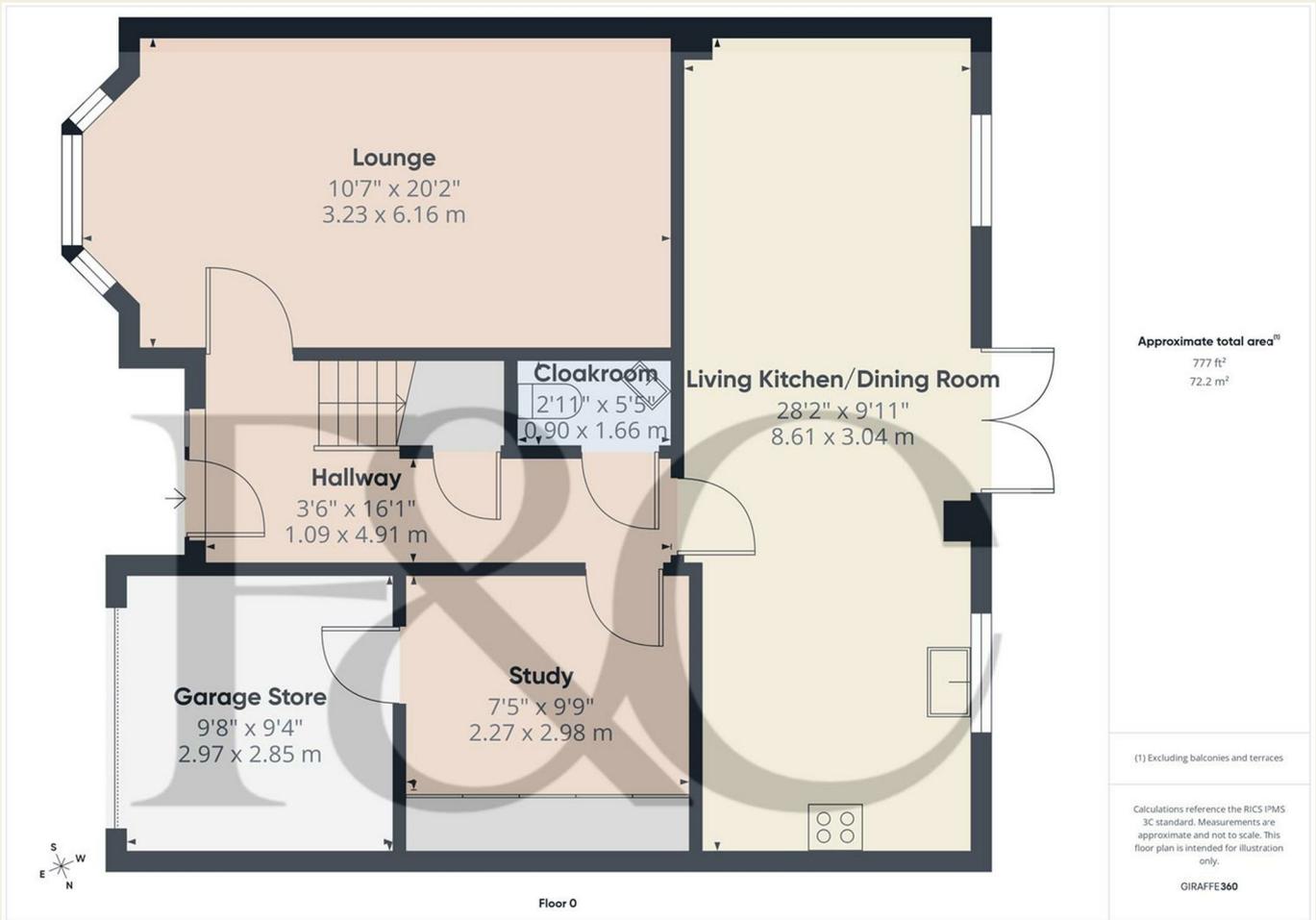
A double width tarmac driveway provides car standing spaces for two cars.

### Garage Store

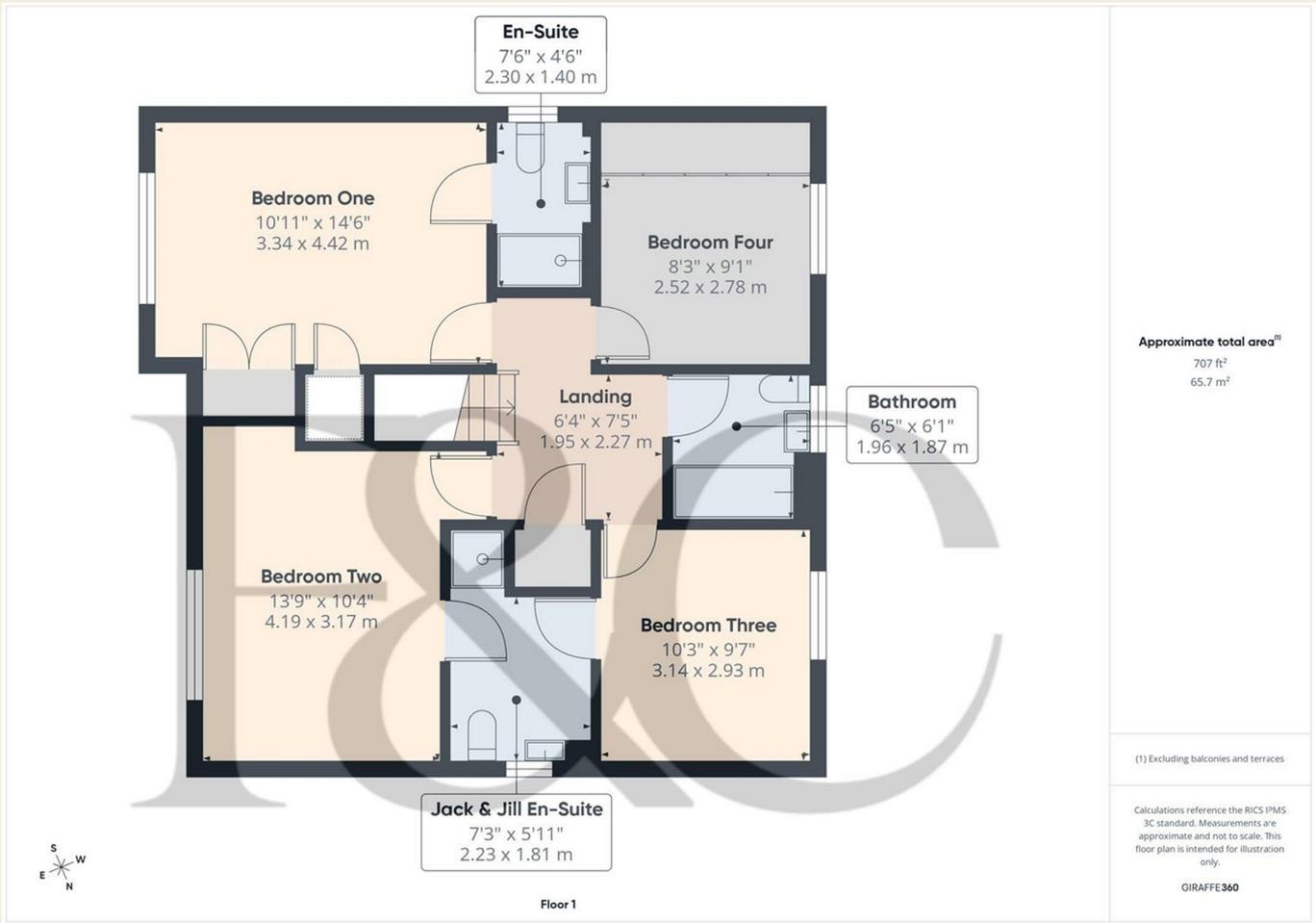
9'8" x 9'4" (2.97 x 2.85)

With vent for tumble dryer, light, up and over front door and integral door giving access to study.

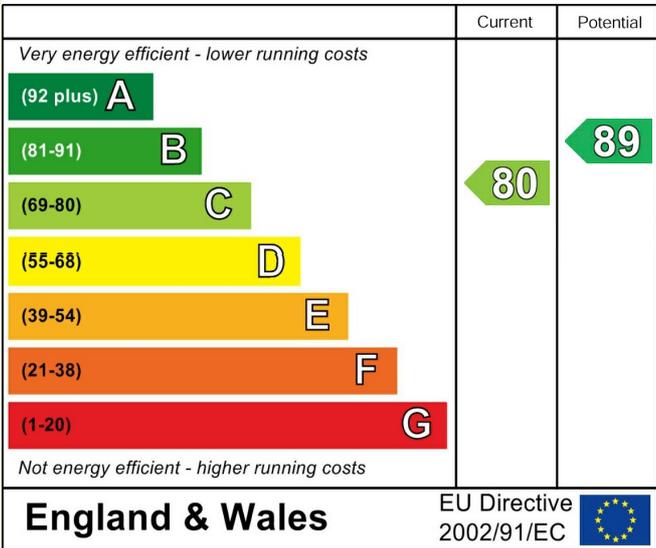
### Council Tax Band E



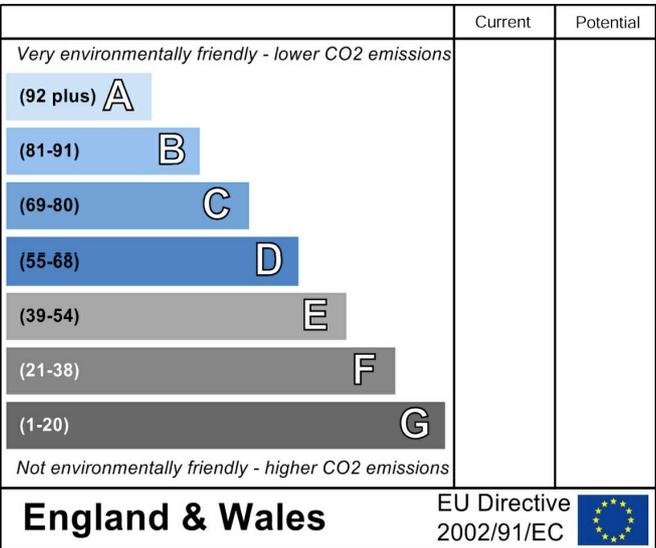
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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