Fletcher & Company

36 Richardson Way, Langley Country Park, Derby, DE22 4NS

Offers Around £425,000

Freehold

- Ecclesbourne School Catchment Area
- Extensive Plot with Excellent Parking Facilities
- Private Rear Garden
- Well-Presented Throughout
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Study
- Dining Kitchen & Utility
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Fabulous Property Requiring Internal Inspection

Summary

This is a superbly positioned, four bedroom, modern, detached residence occupying a tucked away position on the desirable Langley Country Park development.

The property occupies a particularly impressive plot with pleasant views to the front over mature trees and an extensive tarmac driveway providing off-road parking for multiple vehicles and access to a single garage.
To the rear of the property there is a garden offering a high degree of privacy and featuring attractive brick walling, extensive patio beneath a timber framed pergola, lawn, herbaceous borders and raised beds.

Internally, the property is double glazed and gas central heated with spacious and inviting entrance hall, fitted guest cloakroom, lounge, separate study, dining kitchen and utility. The first floor landing leads to a principal bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom.

The Location

The property is on Langley Country Park and is within the Ecclesbourne School catchment area. There are a choice of nearby primary schools in Hackwood Estate and Mackworth. A selection of amenities can be found in neighbouring Mickleover and Mackworth and there is easy access to both Derby City centre and other excellent transport links. Markeaton Park is also located nearby.

Accommodation

Ground Floor

Entrance Hall

13'3" x 10'1" (4.05 x 3.08)

A panelled and glazed entrance door with double glazed sidelights provides access to spacious entrance hall with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

7'1" x 3'4" (2.18 x 1.04)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to side.

Lounge

17'4" x 10'11" (5.30 x 3.35)

Having two central heating radiators, wood effect flooring, double glazed window and French doors to garden.

Study

8'9" x 7'11" (2.67 x 2.43)

With central heating radiator, wood effect flooring and double glazed window to front with pleasant open view.

Dining Kitchen

19'10" x 9'6" (6.05 x 2.91)

Dining Area

Featuring attractive wood panelled walling, feature wallpaper, two central heating radiators, wood effect flooring and double glazed window to front.

Kitchen Area

Comprising U-shaped granite effect worktops with matching upstands, inset stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, gas hob with extractor hood over, built-in double oven, integrated dishwasher, integrated fridge freezer and double glazed window to rear.

Utility Room

6'5" x 6'3" (1.96 x 1.91)

Comprising granite effect worktops with matching upstands, stainless steel sink unit, fitted cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator and panelled and glazed door to garden.

First Floor Landing

10'1" x 8'1" (3.08 x 2.48)

A semi-galleried landing with central heating radiator and double glazed window to rear.

Bedroom One
11'0" x 9'4" (3.37 x 2.87)
Having a central heating radiator, fitted wardrobe, double glazed window to front with pleasant aspect and door to en-suite shower room.

En-Suite
6'6" x 6'2" (2.00 x 1.90)
Partly tiled with low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to front.

Bedroom Two
12'11" x 11'6" (3.95 x 3.51)
With central heating radiator, fitted wardrobe and double glazed window to rear.

Bedroom Three
10'10" x 9'5" (3.31 x 2.88)
Having a central heating radiator and double glazed window to front.

Bedroom Four
9'6" x 8'1" (2.91 x 2.47)
With central heating radiator and double glazed window to rear.

Bathroom
7'8" x 5'11" (2.34 x 1.81)
Well-appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to side.

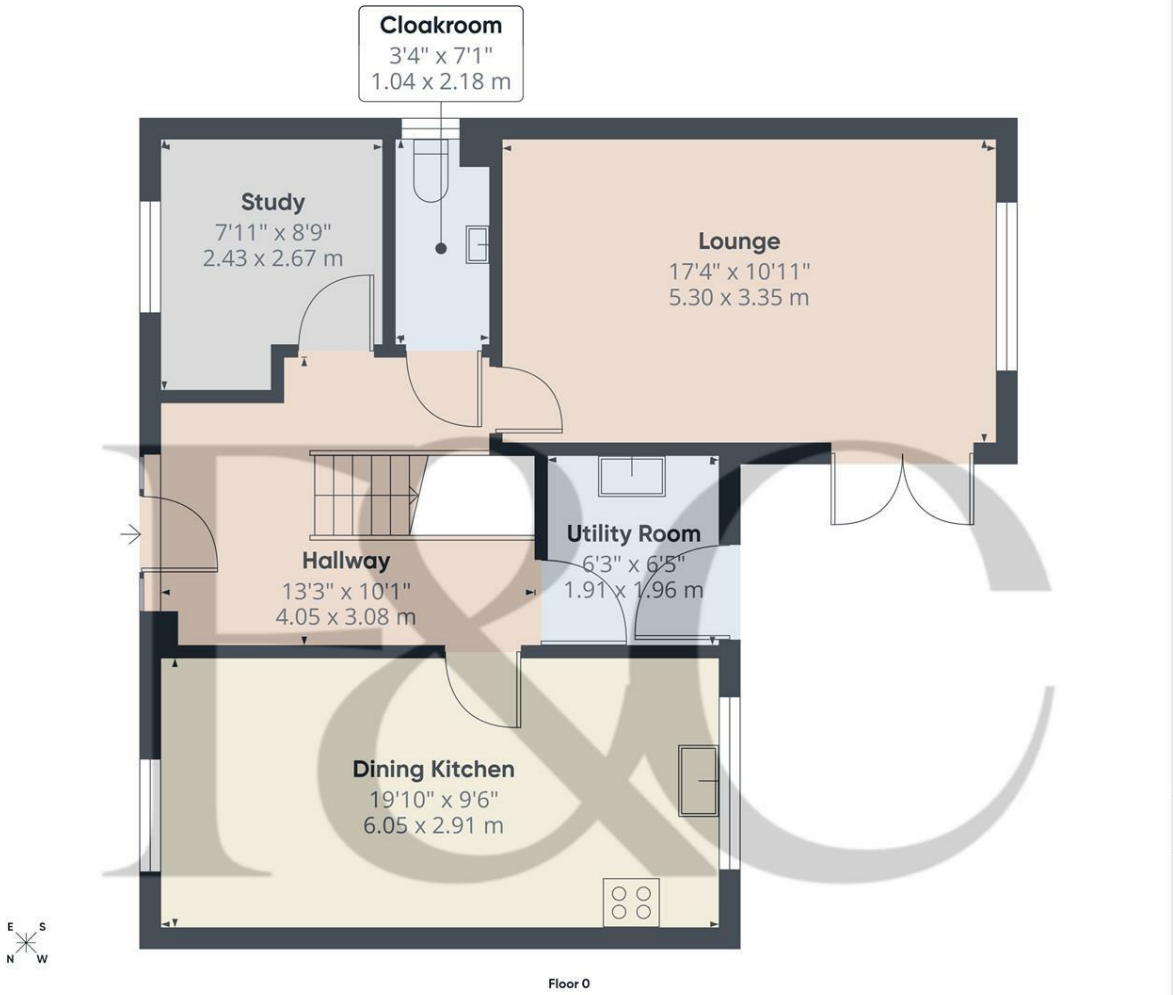
Outside

The property is set back behind an extremely spacious driveway providing off-road parking for multiple vehicles and access to a single garage with up and over door. To the rear of the property is a private garden which is walled and features an extensive patio, timber pergola, mature lawn, trees and shrubs.

Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £176.49. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band E



Floor 0

Approximate total area(1)

642 ft²

59.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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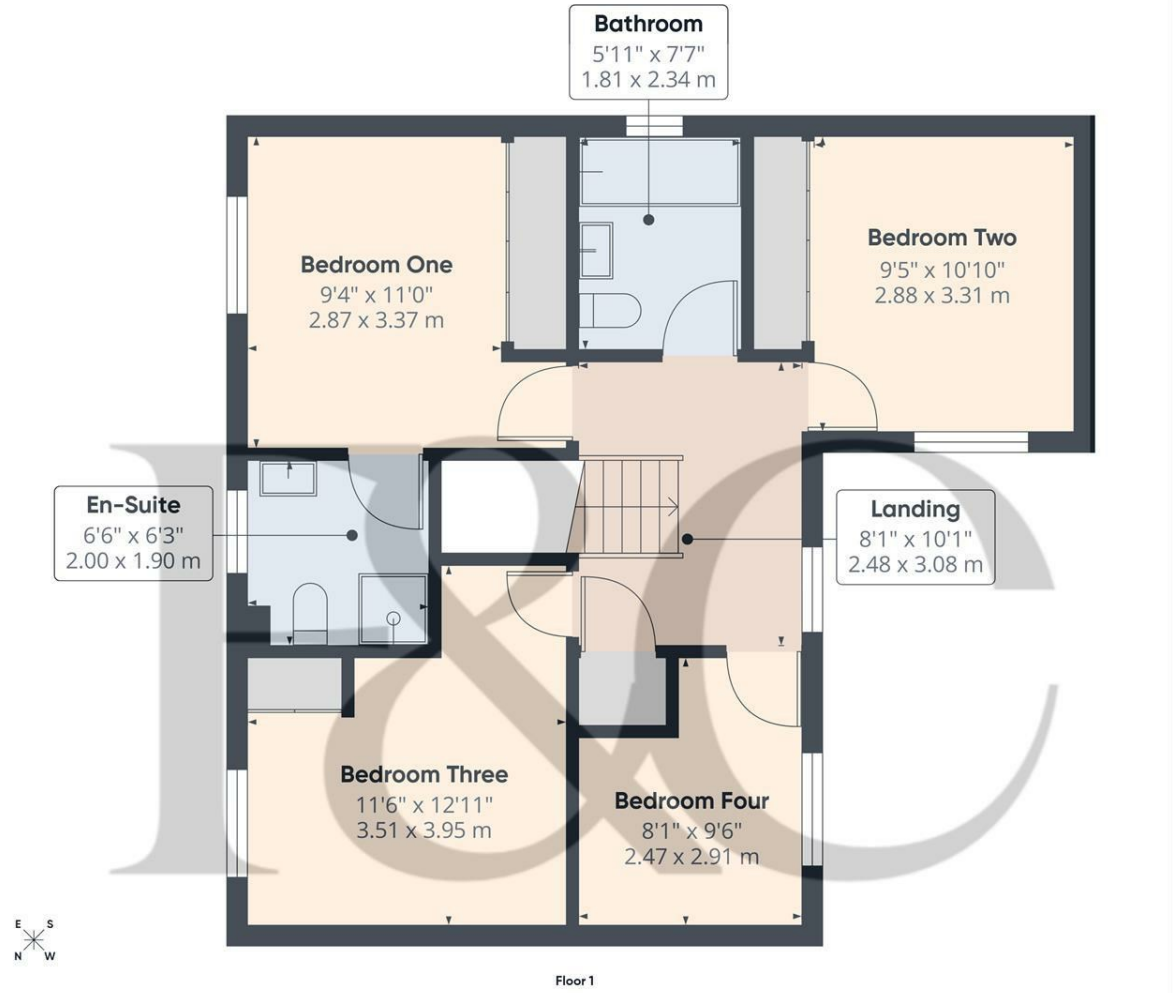

Floor 1

Approximate total area(1)

600 ft²

55.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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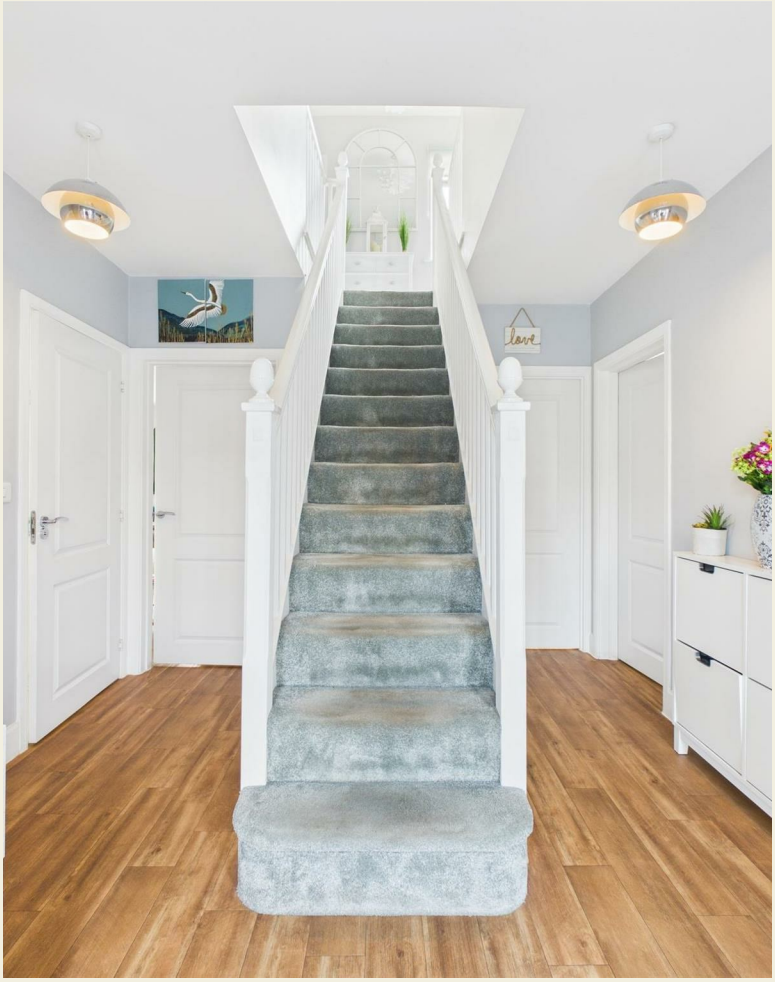

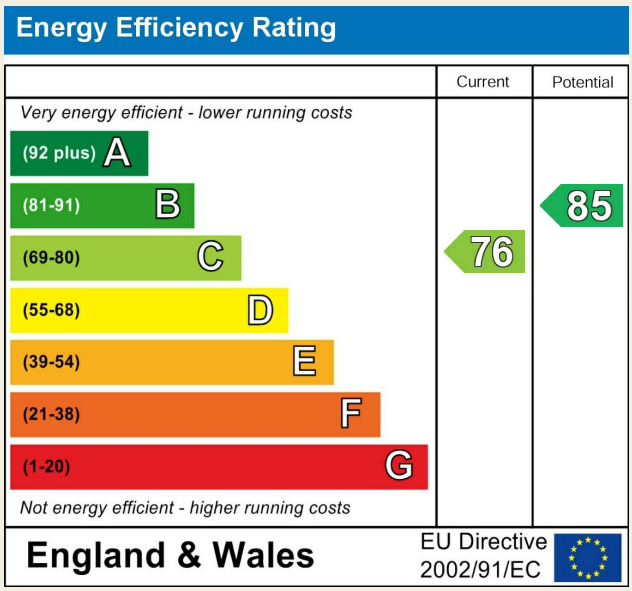

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Council Tax Band: E
Tenure: Freehold