

## 29 Richardson Way, Langley Country Park, Derby, DE22 4NR

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Price £300,000

Freehold

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- Ecclesbourne School Catchment Area
- Highly Desirable Estate Location
- Radleigh Built Home
- Superbly Appointed Throughout
- Entrance Hall & Fitted Guest Cloakroom
- Dual Aspect Lounge
- Open Plan Dining Kitchen
- Principal Bedroom with Dressing Room & En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Stylish Low Maintenance Rear Garden & Resin Bound Driveway





## Summary

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This is a superbly presented and upgraded, Radleigh built, three bedroom, detached residence occupying a highly desirable location on Langley Country Park on the outskirts of Derby.

The property is particularly well-appointed with upgraded features including Amtico flooring, Porcelanosa tiling, chrome sockets/TV points, granite worktops in the kitchen, landscaped low maintenance rear garden and resin bound driveway.

The accommodation comprises entrance hall, fitted guest cloakroom, dual aspect lounge with French doors to the rear garden, fabulous open plan dining kitchen with spacious breakfast area, dining area and quality fitted kitchen. The first floor landing leads to a principal bedroom with dressing room, built-in wardrobes and an ensuite shower room, plus two further bedrooms and a well-appointed bathroom.

The property features the aforementioned resin bound driveway and a low maintenance, private garden with resin bound patio and artificial lawn.

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## The Location

Langley Country Park is a sought-after estate within The Ecclesbourne School catchment area and features a shop, recreational ground and pathway which runs around the circumference of the estate offering pleasant walks and easy access into open countryside. Neighbouring Mickleover provides a fabulous range of amenities including restaurants, cafes, pubs, further retail outlets, doctors and dentists. The property is close to excellent transport links and major employers in the area.

## Accommodation

### Ground Floor

#### Entrance Hall

9'6" x 7'8" (2.90 x 2.36)

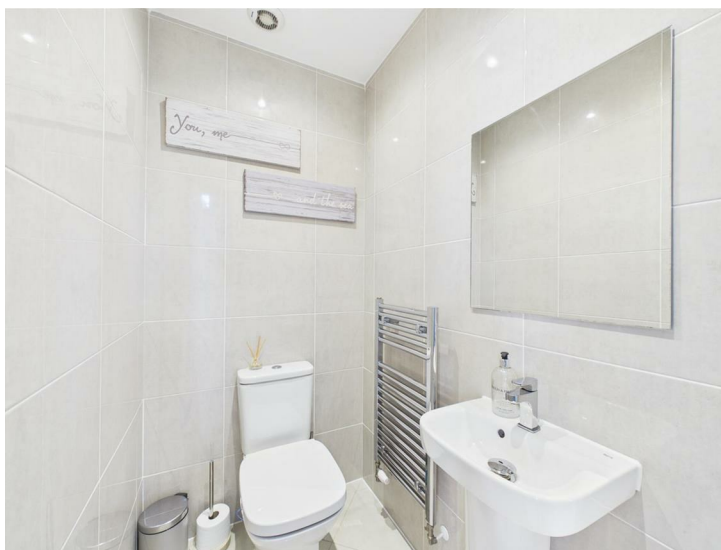
An entrance door provides access to spacious hallway with central heating radiator, Porcelanosa tiled floor, staircase to first floor with understairs storage cupboard and recessed ceiling spotlighting.



#### Fitted Guest Cloakroom

4'9" x 3'6" (1.47 x 1.07)

Fully tiled with a contemporary style white suite comprising low flush WC, pedestal wash handbasin, chrome towel radiator and recess ceiling spotlighting.



## Dual Aspect Lounge

20'9" x 9'10" (6.33 x 3.02)

With central heating radiator, Amtico flooring, recessed ceiling spotlighting, upgraded glazed door to hallway, Double glazed window to front and double glazed French doors to garden.

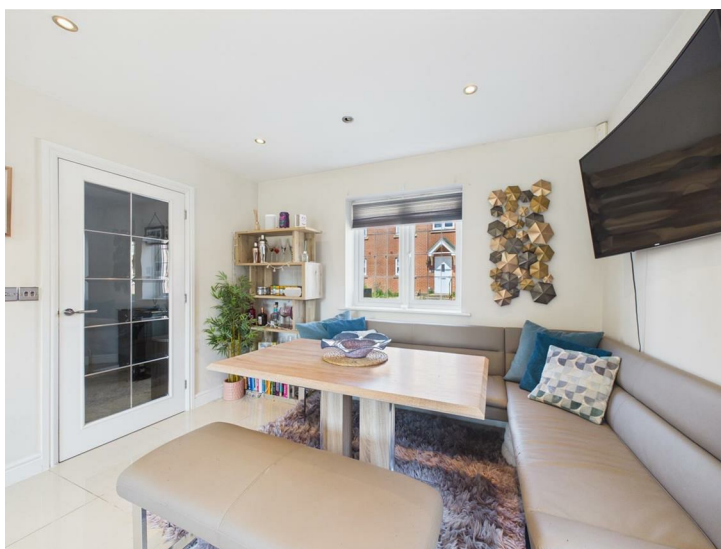


**Fabulous Open Plan Dining Kitchen**  
18'5" x 10'11" (5.63 x 3.34)



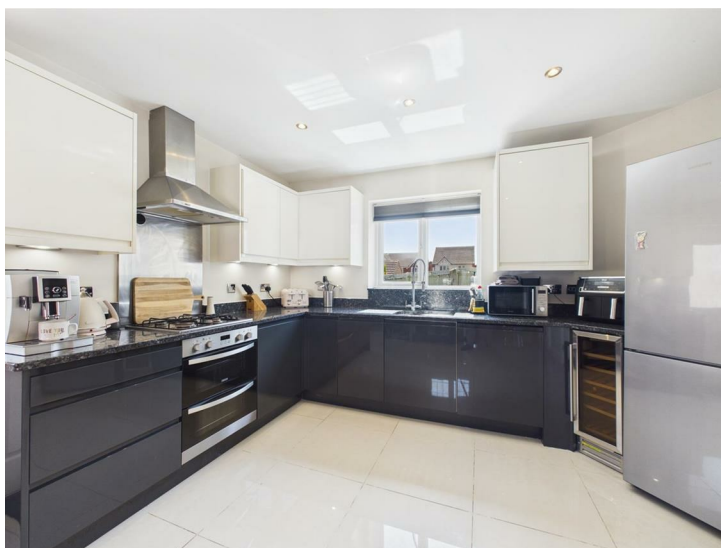
### Spacious Dining Area

Having a central heating radiator, Porcelanosa tiled floor, recessed ceiling spotlighting, double glazed window to front and panelled and glazed door to side.



### Kitchen Area

Comprising stylish blue granite worktops with matching upstands, inset stainless steel sink unit, two tone gloss finish floor and wall mounted units, the latter with underlighting, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated dishwasher, washing machine and wine fridge, appliance based suitable for fridge freezer, useful pantry, recessed ceiling spotlighting and double glazed window to rear.



### First Floor Landing

7'5" x 3'9" (2.27 x 1.16)

### **Bedroom One**

11'6" x 10'2" (3.51 x 3.10)

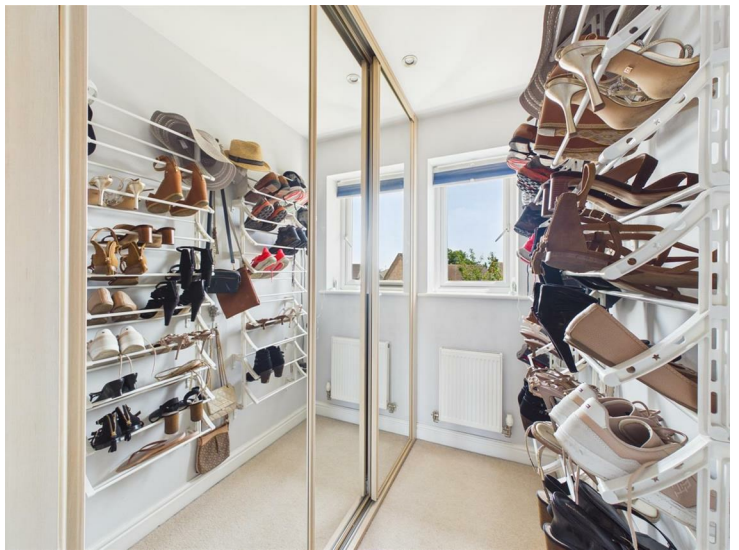
Having a central heating radiator, feature wood panelled wall, recessed ceiling spotlighting, double glazed window to front and open access to dressing room.



### **Dressing Room**

6'7" x 3'0" (2.02 x 0.92)

With central heating radiator, built-in wardrobes with sliding mirrored doors, recessed ceiling spotlighting and double glazed window to rear.



### **En-Suite Shower Room**

6'9" x 4'11" (2.06 x 1.50)

Fully tiled with a contemporary white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, double shower cubicle, chrome tile radiator and recessed ceiling spotlighting.



### Bedroom Two

10'8" x 8'11" (3.27 x 2.72)

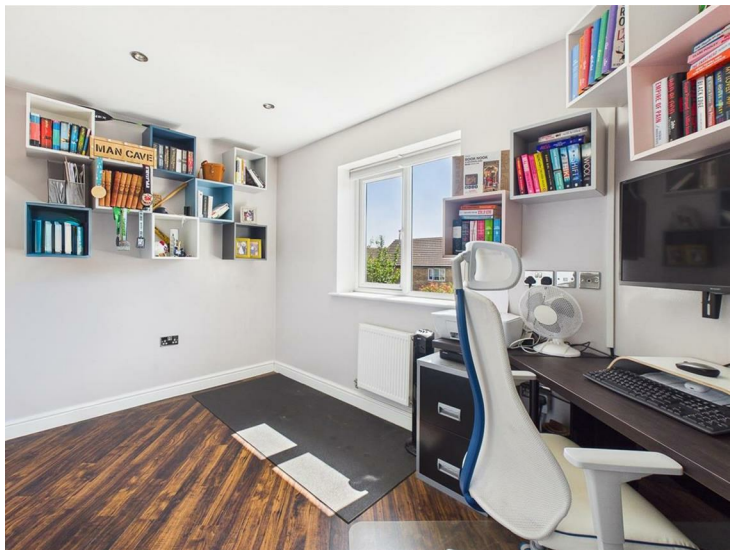
With central heating radiator, recessed ceiling spotlighting and double glazed window to front.



### Bedroom Three

12'3" x 7'5" (3.74 x 2.27)

Having a central heating radiator, recessed ceiling spotlighting, fitted desk and double glazed window to rear.



## Bathroom

9'10" x 7'3" (3.00 x 2.22)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, bath with shower attachment, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.



## Outside

To the rear of the property is a private garden bounded by timber fencing. There is a resin bound patio which sits partially beneath a timber framed gazebo. There is a good sized artificial lawn.

To the front of the property there is a lawn fore-garden with well-stocked borders with shrubs and a resin bound driveway to the side.

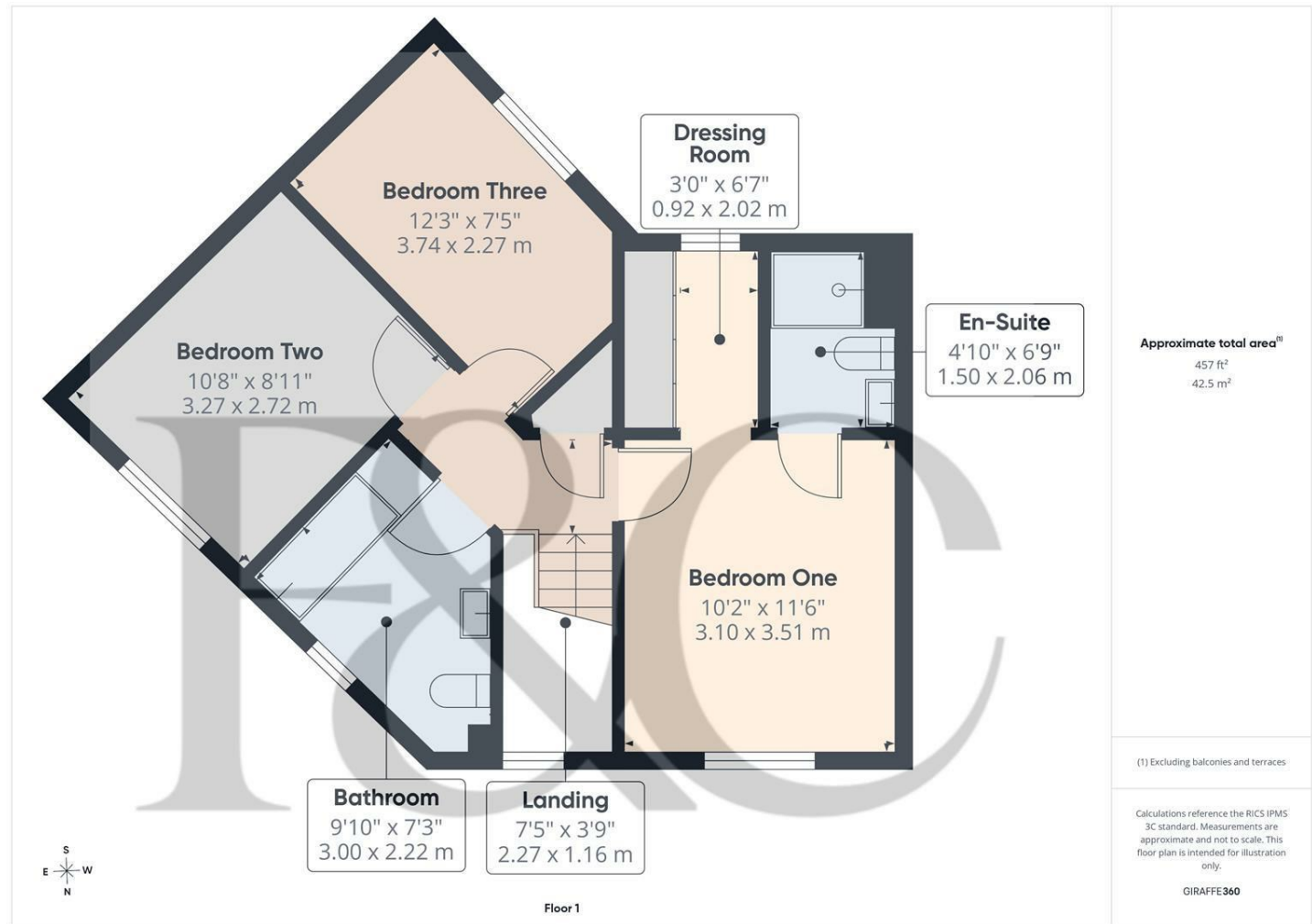
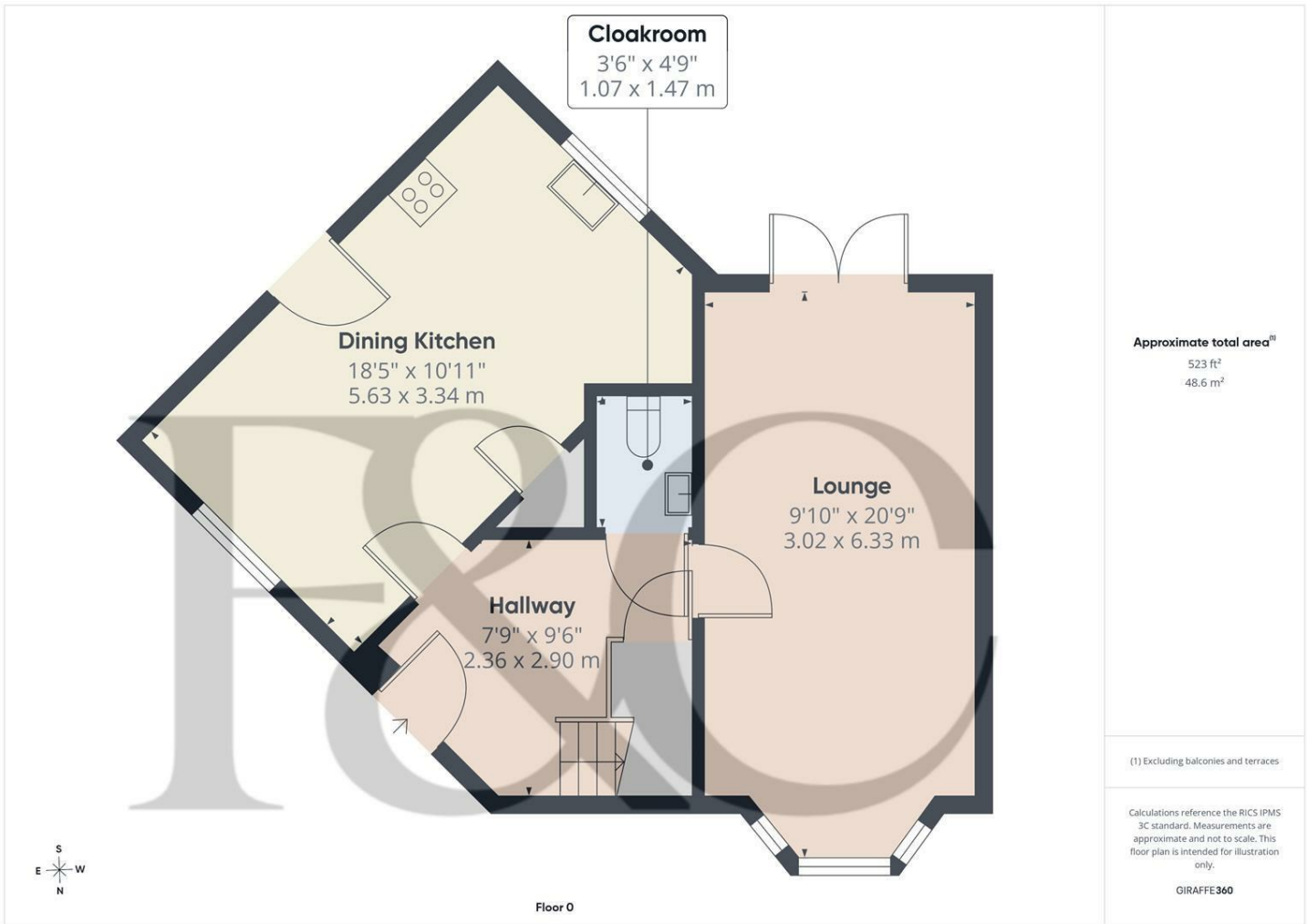


## Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of approximately £150. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band D







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Council Tax Band: D  
Tenure: Freehold



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 77                         | 82        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |