Fletcher & Company

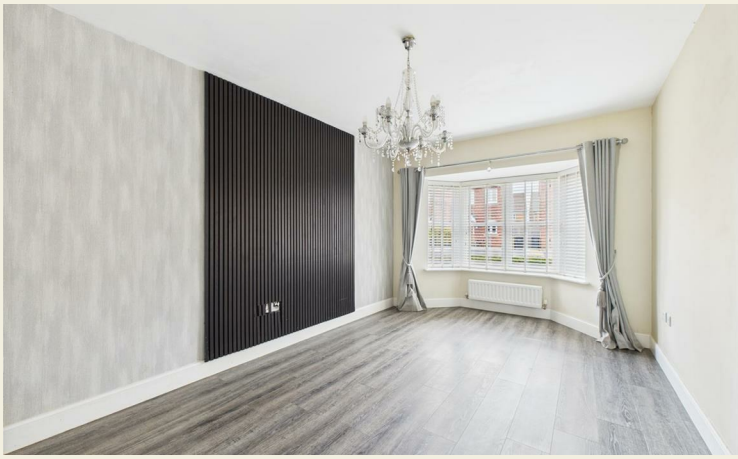
5 Grange Road, Derby, DE22 4NX

Asking Price £420,000

Freehold



- Ecclesbourne School Catchment Area
- Ideal Family Home
- No Upward Chain
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen
- Four First Floor Bedrooms & Two Bathrooms
- Principal Bedroom with En-Suite
- Low Maintenance Rear Garden
- Driveway to Front





Summary

A spacious and well-presented, four double bedroom, detached residence occupying a popular location on Langley Country Park estate.

This is a well-presented, four double bedroom, detached residence on the Langley Country Park estate. Sold with the benefit of no upper chain, the property would make an ideal family home. Featuring double glazing and gas central heating to the accommodation. The property comprises spacious entrance hall, fitted guest cloakroom, lounge with bay window, open plan dining kitchen running across the full width of the back of the property and access to a converted garage/utility. The first floor semi-galleried landing leads to a principal bedroom with en-suite shower room, three further double bedrooms and a principal bathroom.

The property is set back behind a lawned fore-garden with double width driveway. To the rear is a low maintenance garden bounded by timber fencing and featuring an extensive extended patio, composite decking, gravelled section ideal for artificial lawn, further hard standing to the foot of the garden and a raised wood edge border containing power and lighting.

The Location

Langley Country Park is a popular estate centred around an attractive green space/recreation area. The estate features a useful shop and has a pathway running round the full circumference of the estate providing a pleasant walk and access to open countryside. Neighbouring Mickleover offers an excellent range of amenities including large supermarket, restaurants and cafes as well as schooling. The estate is within Ecclesbourne School catchment in Duffield. There is also easy access into Derby City centre and the popular market town of Ashbourne.

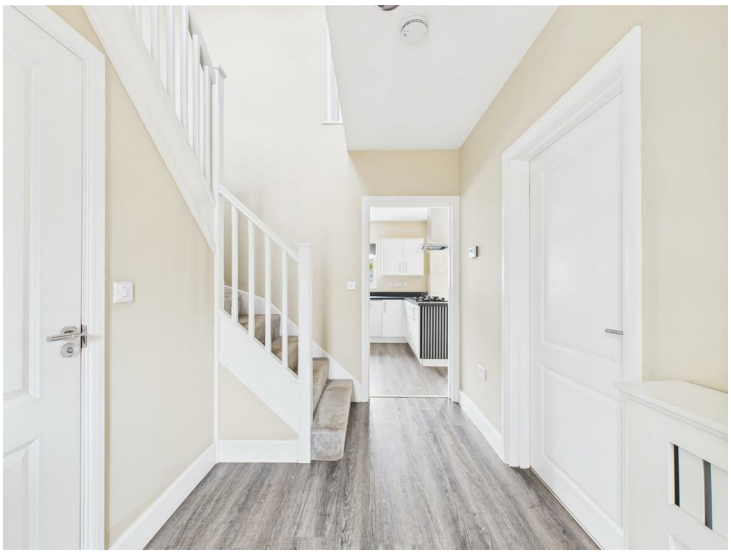
Accommodation

Ground Floor

Entrance Hall

10'8" x 6'4" (3.27 x 1.94)

A panelled and sealed unit double glazed entrance door with double glazed sidelights provides access to hallway with central heating radiator and staircase to first floor.



Fitted Guest Cloakroom

6'8" x 3'1" (2.05 x 0.94)

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

Lounge

17'5" x 10'3" (5.33 x 3.14)

Having two central heating radiators, telephone jack point, TV aerial point, double glazed cant bay window to front and double doors to open plan dining kitchen.



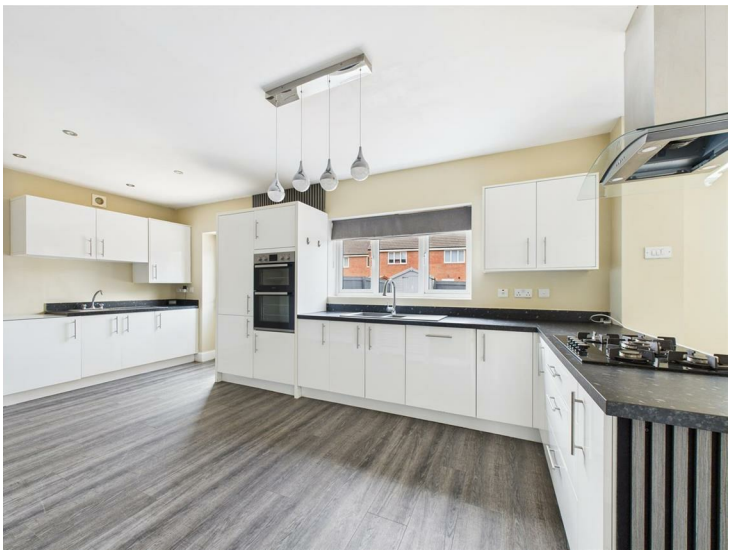
Open Plan Dining Kitchen
28'9" x 10'5" (8.77 x 3.20)



Dining Area
With central heating radiator and double glazed French doors to garden.



Kitchen Area
Comprising an extensive range of granite effect preparation surfaces with matching upstands, two integrated sink units with mixer taps, fitted base cupboards and drawers, complementary wall mounted cupboards, inset five plate gas hob with extractor hood over, integrated double oven with grill, integrated dishwasher and washing machine, central heating radiator, wall mounted gas fired boiler, double glazed window to rear and panelled and double glazed door to garden.



Converted Garage/Utility Room
8'9" x 7'9" (2.69 x 2.37)
With central heating radiator, plumbing for washing machine, space for fridge freezer and up and over doors to front.

First Floor Landing
14'1" x 9'3" (4.30 x 2.82)
A semi-galleried landing with central heating radiator, airing cupboard housing the hot water cylinder, access to loft space and double glazed window to front.

Principal Bedroom
10'11" x 10'9" (3.34 x 3.28)
Having a central heating radiator, TV aerial point, built-in wardrobes, feature panelled wall, double glazed window to rear and door to en-suite.



En-Suite Shower Room
7'4" x 3'10" (2.26 x 1.17)
Appointed with a low flush WC, pedestal wash handbasin, double shower cubicle, central heating radiator and double glazed window to rear.



Bedroom Two
10'11" x 10'9" (3.34 x 3.28)
With central heating radiator and double glazed window to rear.



Bedroom Three
10'2" x 9'0" (3.12 x 2.75)
Having a central heating radiator and double glazed window to front.



Bedroom Four
8'11" x 8'1" (2.73 x 2.48)
Comprising central heating radiator and double glazed window to front.



Bathroom
7'10" x 6'2" (2.39 x 1.88)
A white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to side.



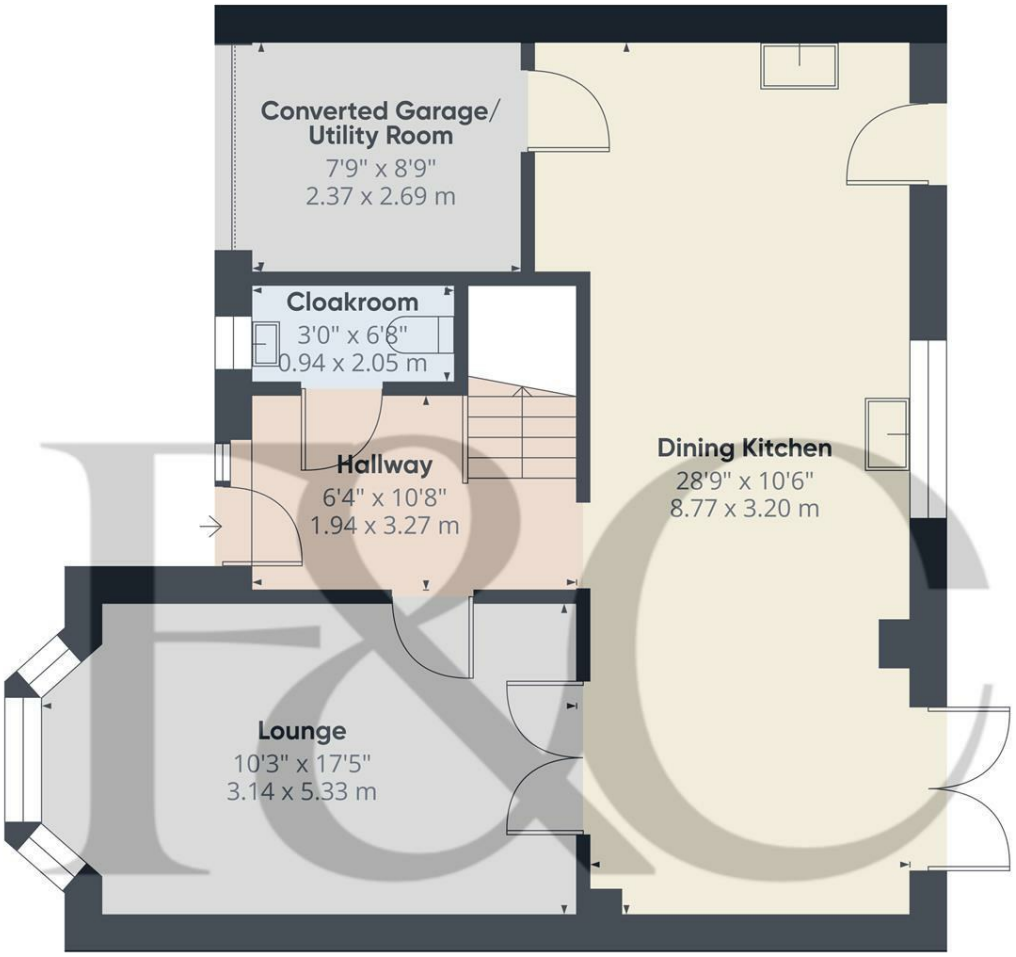
Outside

To the front of the property is a lawned garden with double tarmac driveway providing off-road parking. To the rear of the property is a low maintenance garden featuring an extensive patio, composite decked area, gravelled section ideal for artificial lawn to be laid, further gravelled hardstanding area to the foot of the garden, space for timber shed and raised wood edged border with power and timber fencing.





Council Tax Band E



Floor 0

Approximate total area[1]

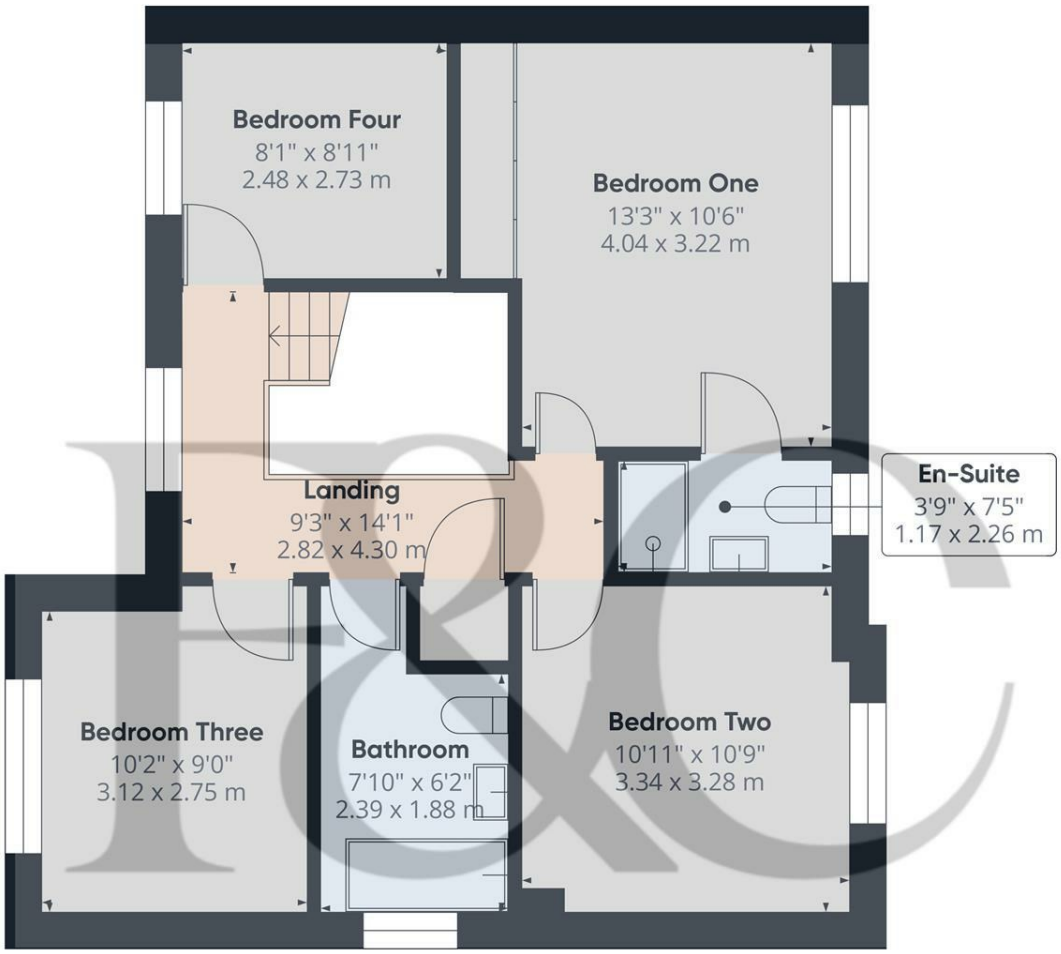
669 ft²

62.2 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]

598 ft²

55.5 m²

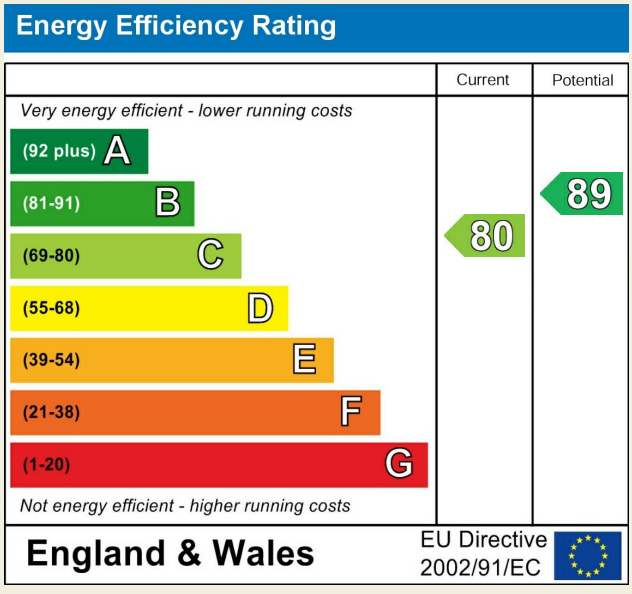
(1) Excluding balconies and terraces

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Council Tax Band: E
Tenure: Freehold