





4 Bed House - Detached

46 Skitteridge Wood Road, Langley Country Park, Derby DE22 4PD

Price £545,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Beautiful Detached Home - Ecclesbourne School Catchment Area
- Great Position on the Development - Woodland Setting
- Maximum Specification Upgrades & Options Added When Property Was Built
- Private - End of Cul-de-sac Location
- Lounge, Study & Games Room
- Living Kitchen/Dining/Snug
- Four Double Bedrooms & Three Bathrooms (Air Conditioning in Main Bedroom)
- Landscaped Gardens
- Generous Driveway - Easy Car Parking - Six Cars !
- Double Garage with Function Room - Gym/Office/Party Bar

ECCLESBOURNE SCHOOL CATCHMENT AREA - PROFESSIONALLY LANDSCAPED GARDENS & WOODLAND SETTING- Stylish four bedroom-three bathroom detached property with double garage, located on the edge of the development - Benefits from a Private Position and GENEROUS DRIVEWAY.

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 brick archway.

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Entrance Hall

9'10" x 8'0" (3.02 x 2.46)

With radiator, spotlights to ceiling, storage cupboard and staircase leading to first floor.



Cloakroom

5'5" x 3'2" (1.66 x 0.98)

With low level WC, pedestal wash handbasin, extractor fan, spotlights to ceiling, heated chrome towel rail/radiator and internal panelled door with chrome fittings.

Lounge

17'1" x 11'3" (5.21 x 3.45)

With spotlights to ceiling, two radiators and double glazed French doors opening onto patio and landscaped gardens.





Study

11'4" x 7'6" (3.46 x 2.31)

With spotlights to ceiling, radiator, double glazed window to front with internal plantation shutters and internal panelled store with chrome fittings.



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Family/Games Room

11'5" x 9'8" (3.49 x 2.97)

With radiator, double glazed window to front with internal plantation shutters and open square archway.



Living Kitchen/Dining/Snug

Snug Area

With spotlights to ceiling, radiator, glazed internal door with chrome fittings and open space leading to dining and kitchen areas.



Dining Area

19'3" x 9'6" (5.89 x 2.90)

With radiator, four double glazed windows overlooking landscaped gardens and double glazed side door giving access to sun patio and landscaped gardens.



Kitchen Area

11'3" x 8'11" (3.44 x 2.73)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring induction hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, spotlights to ceiling, concealed worktop lights, double glazed window overlooking landscaped gardens, radiator and open space leading into snug and dining area.



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Utility Room

7'11" x 5'6" (2.42 x 1.68)

With single sink unit with chrome mixer tap, fitted base cupboard, matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, central heating boiler, spotlights to ceiling, extractor fan, half glazed door giving access to driveway and double garage and internal panelled door with chrome fittings giving access to living kitchen/dining/snug.



First Floor Landing

14'5" x 9'9" (4.41 x 2.98)

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



Double Bedroom One

12'9" x 10'5" (3.89 x 3.18)

With fitted wardrobes with sliding mirrored doors, air conditioning unit, spotlights to ceiling, radiator, double glazed window to front with internal plantation shutters, additional electric blind over and internal panelled door with chrome fittings.





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En-Suite

7'11" x 7'9" (2.43 x 2.38)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, extractor fan, shaver point, heated chrome towel rail/radiator, double glazed window with internal plantation shutters and internal panel door with chrome fittings.





Double Bedroom Two

13'0" x 9'11" (3.97 x 3.04)

With radiator, spotlights to ceiling, double glazed window to front with internal plantation shutters and internal panelled door with chrome fittings.





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En-Suite

7'11" x 4'6" (2.43 x 1.39)

With double shower cubicle with chrome fittings including shower, pedestal wash hand basin with chrome fittings, low level WC, fully tiled walls, matching tile flooring, spotlights to ceiling, extractor fan, shaver point, heated chrome towel rail/radiator and internal panelled door with chrome fittings.





Double Bedroom Three

11'7" x 11'1" (3.55 x 3.38)

With radiator, double glazed window overlooking landscaped gardens and internal panelled door with chrome fittings.



Double Bedroom Four

11'11" x 9'10" (3.64 x 3.00)

With radiator, spotlights to ceiling, double glazed window overlooking landscaped gardens and internal panelled door with chrome fittings.



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Family Bathroom

10'1" x 6'5" (3.08 x 1.97)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, double shower cubicle with chrome fittings including shower, fully tiled walls, tile flooring, spotlights to ceiling, shaver point, heated chrome towel rail/radiator, extractor fan, double glazed window to rear and internal panelled door with chrome fittings.





Front Garden

The property is set back behind a lawn fore-garden and there is an additional car parking space to the front.

Rear Garden

Being of a major asset to the sale of this particular property is it's south facing, landscaped garden. The garden enjoys shaped lawns and attractive patio areas providing a pleasant sitting out and entertaining space complemented by raised box beds with sleepers, plants for screening and fencing. Behind the double garage is a pleasant entertaining seating area with bespoke pergola, by separate negotiation.

Double Width Driveway

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

Brick & Tile Double Garage

16'2" x 9'1" (4.93 x 2.78)

With power, lighting and built-in partitioned function room (fully insulated) making good use as a gym/office/party bar.



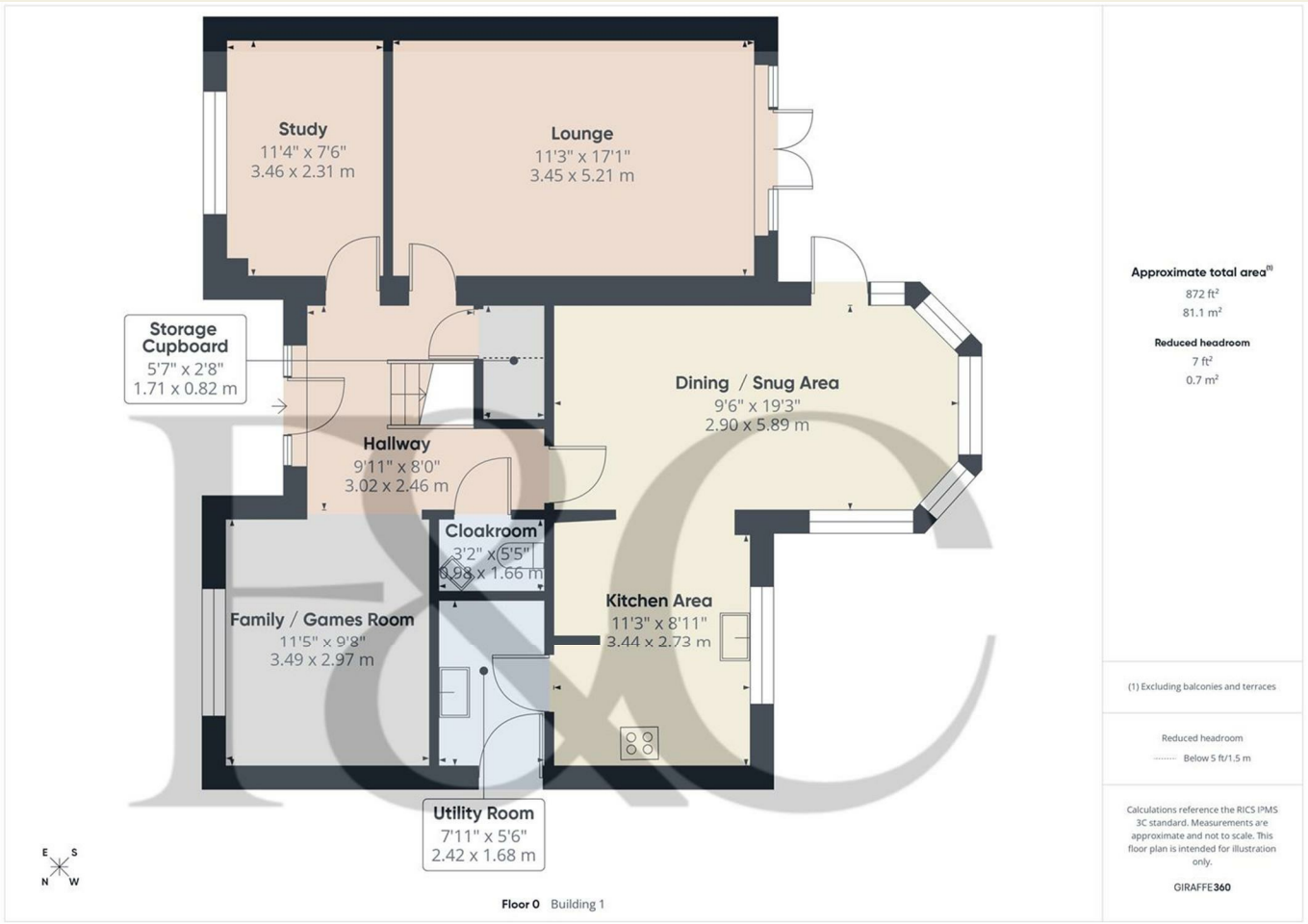
Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £179.49. Should you proceed with the purchase of this property this must be verified by your solicitor.

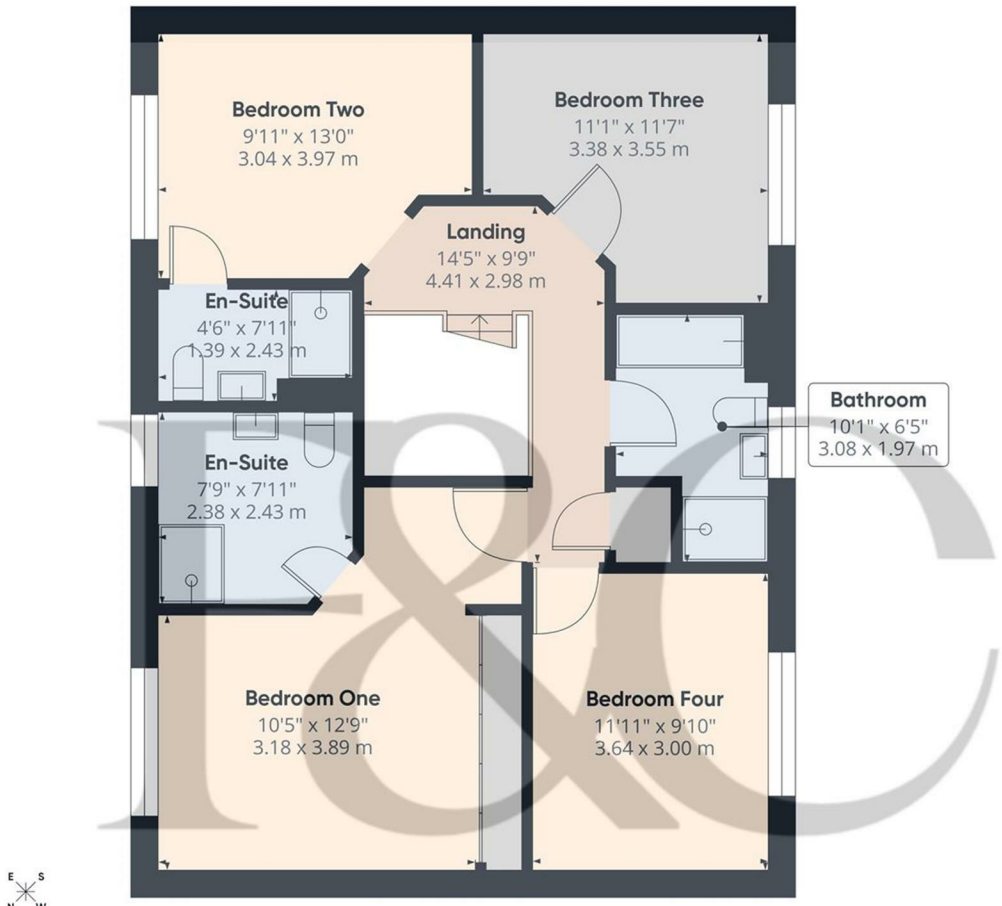
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Council Tax Band F





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Floor 1 Building 1

Approximate total area(1)

751 ft²

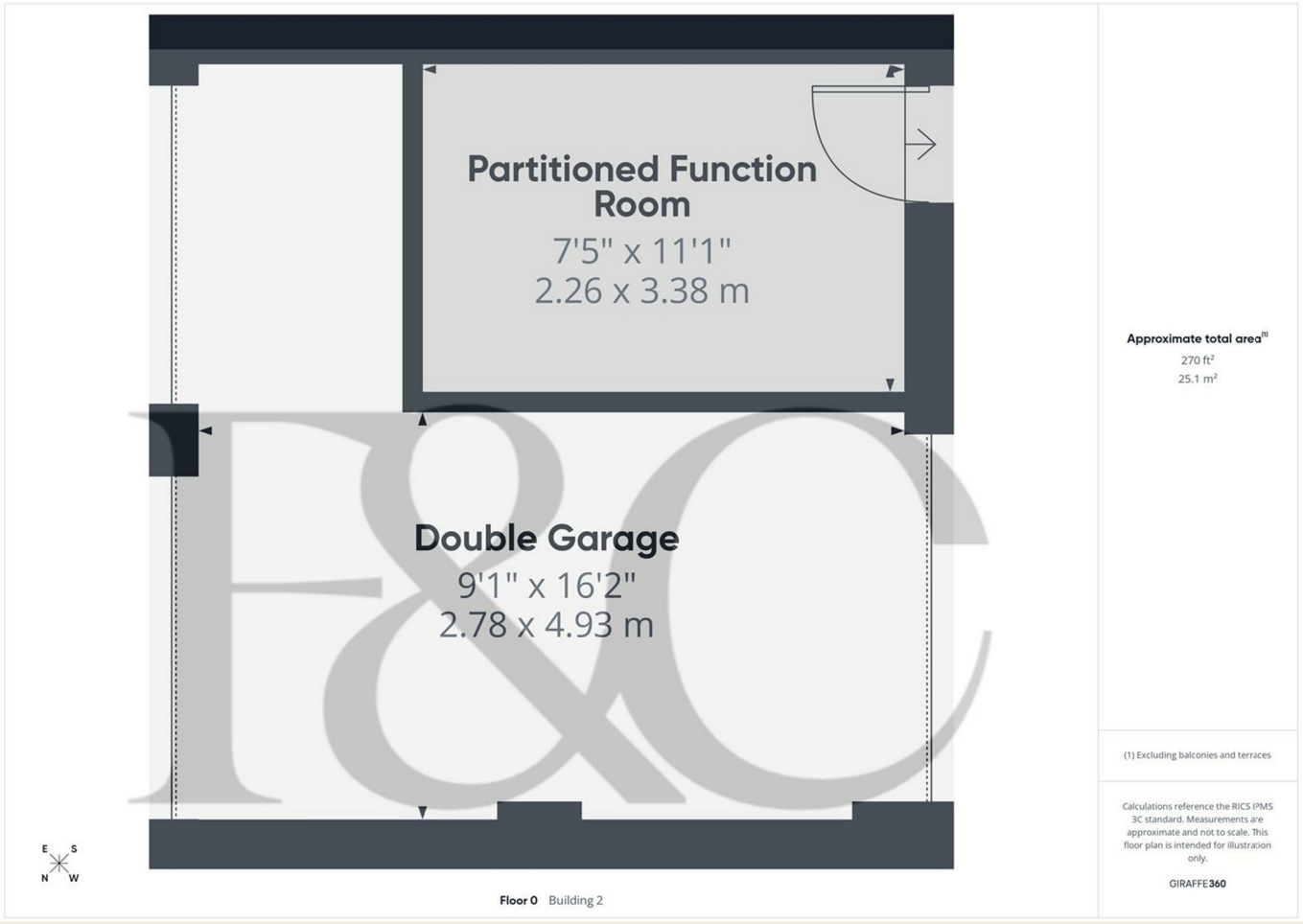
69.8 m²

(1) Excluding balconies and terraces

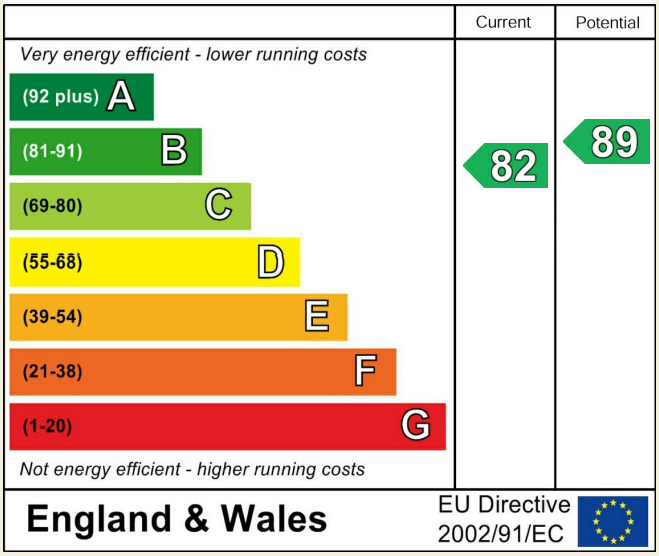
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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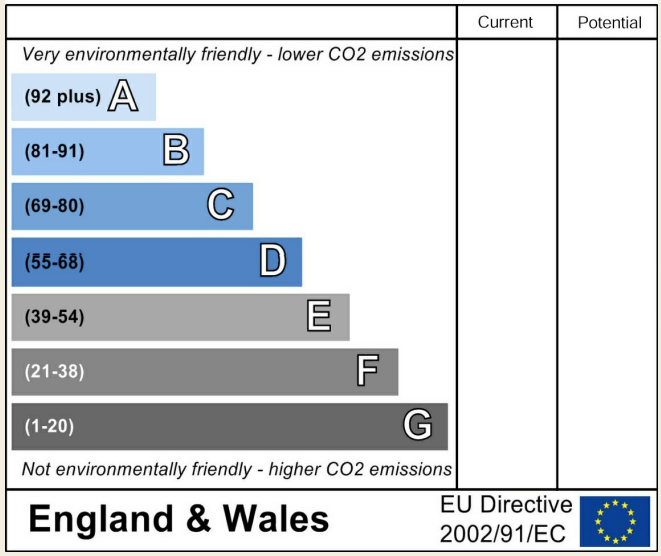
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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