

20 Grange Road, Derby, DE22 4NX

Offers Around £299,950

Freehold



- Superbly Presented
- Quiet Location off the Main Road
- Double Width Driveway
- Pleasant Rear Garden
- Hall & WC
- Lounge & Dining Kitchen
- Main Bedroom with En-Suite
- Two Further Bedrooms & Bathroom
- Popular Estate
- Ecclesbourne School Catchment Area





Summary

This is a well-presented and superbly situated, modern, three bedroom, semi-detached residence on popular Langley Country Park.

The property is tucked away off Grange Road and sits back behind a pleasant, green open space. The property benefits from a double width driveway to the front with neat hedging. There is an electric car charging point. To the rear of the property is a very pleasant garden with extensive patio area, mature lawn and herbaceous border containing plants and shrubs all bounded by timber fencing.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, open plan dining kitchen with utility cupboard. The first floor accommodation features a principle bedroom with en-suite shower room, two further bedrooms and a bathroom.

F&C

The Location

Langley Country Park is a popular estate with pleasant walks around the perimeter, children's play area and local shops. It is close to Mickleover which offers a comprehensive range of services including gym, restaurants, doctors, dentists and schooling at all levels. It is also close to pleasant open walks in the surrounding countryside.

Accommodation

Ground Floor

Entrance Hall

13'4" x 3'4" (4.08 x 1.04)

An entrance door provides access to hallway with central heating radiator and staircase to first floor with understairs cupboard.

Fitted Guest Cloakroom

5'9" x 2'11" (1.76 x 0.90)

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



Lounge

15'10" x 10'11" (4.84 x 3.35)

Having a central heating radiator, double glazed window to front offering pleasant views over neighbouring green and mature trees.



Dining Kitchen

18'1" x 11'5" (5.53 x 3.48)

Comprising stylish wood effect worktops with matching upstands, inset stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in double oven, integrated fridge freezer and dishwasher, stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, door to utility cupboard and double glazed French doors to garden.



First Floor Landing

10'3" x 2'11" (3.14 x 0.89)

With feature balustrade, airing cupboard and double glazed window to side.

Bedroom One

11'4" x 11'2" (3.47 x 3.42)

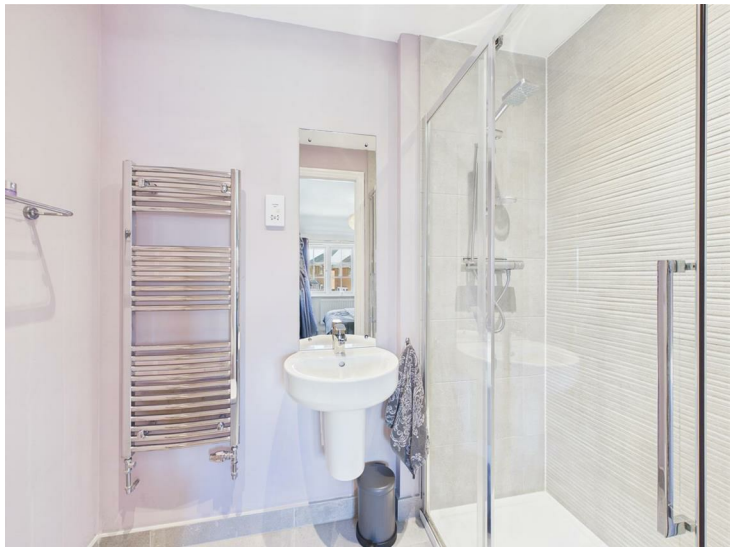
Having a central heating radiator and double glazed window to front.



En-Suite

7'4" x 4'1" (2.26 x 1.25)

Appointed with a low flush WC, wash handbasin, shower cubicle and chrome towel radiator.



Bedroom Two

11'8" x 9'2" (3.58 x 2.81)

With central heating radiator and double glazed window to front.



Bedroom Three

8'7" x 8'7" (2.64 x 2.62)

Having a central heating radiator and double glazed window to front.



Bathroom

6'7" x 5'7" (2.02 x 1.71)

Well-appointed and partly tiled with a low flush WC, wash handbasin, panelled bath with shower over, chrome towel radiator, shaver point and double glazed window to front.



Outside

As mentioned, the property is tucked away off Grange Road and set back behind a double width driveway. To the rear of the property is a pleasant, enclosed garden with lawn and terrace/patio.

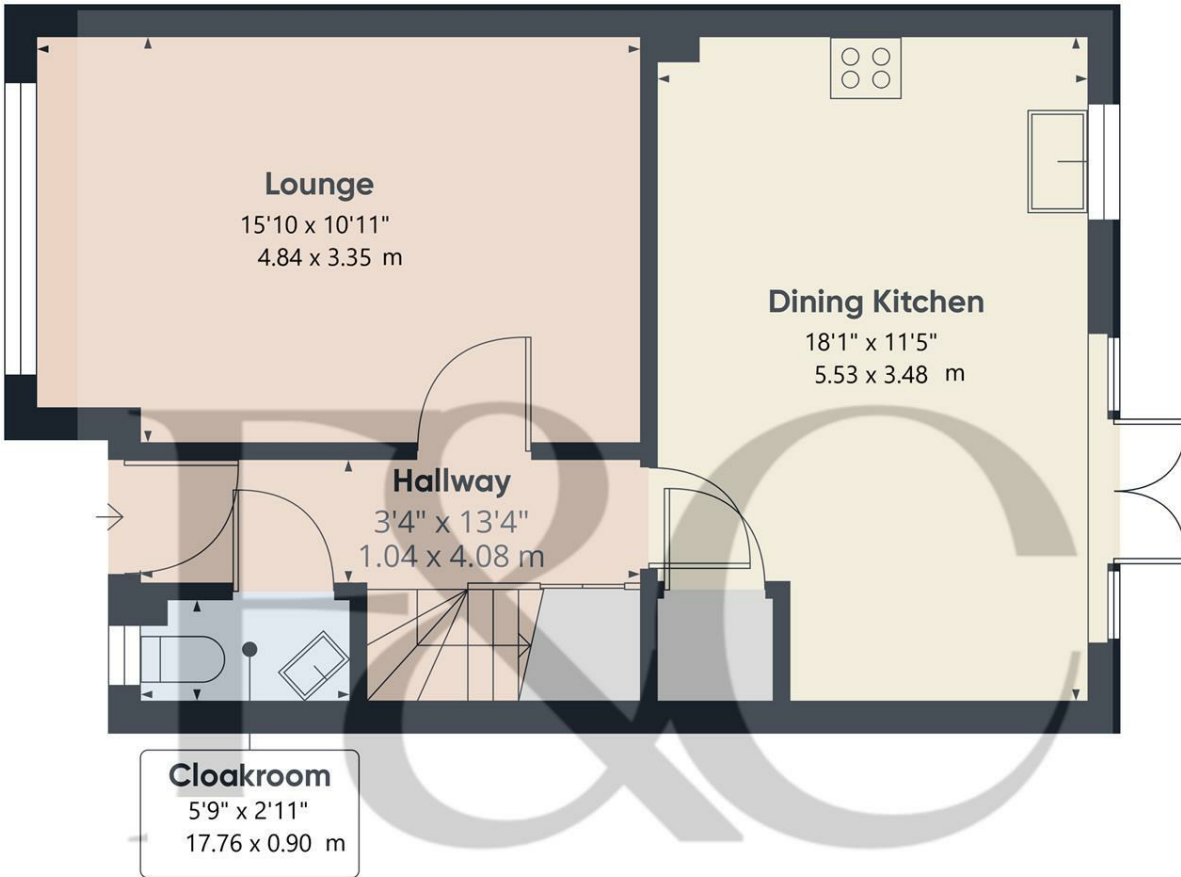


Estate Fees

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 C





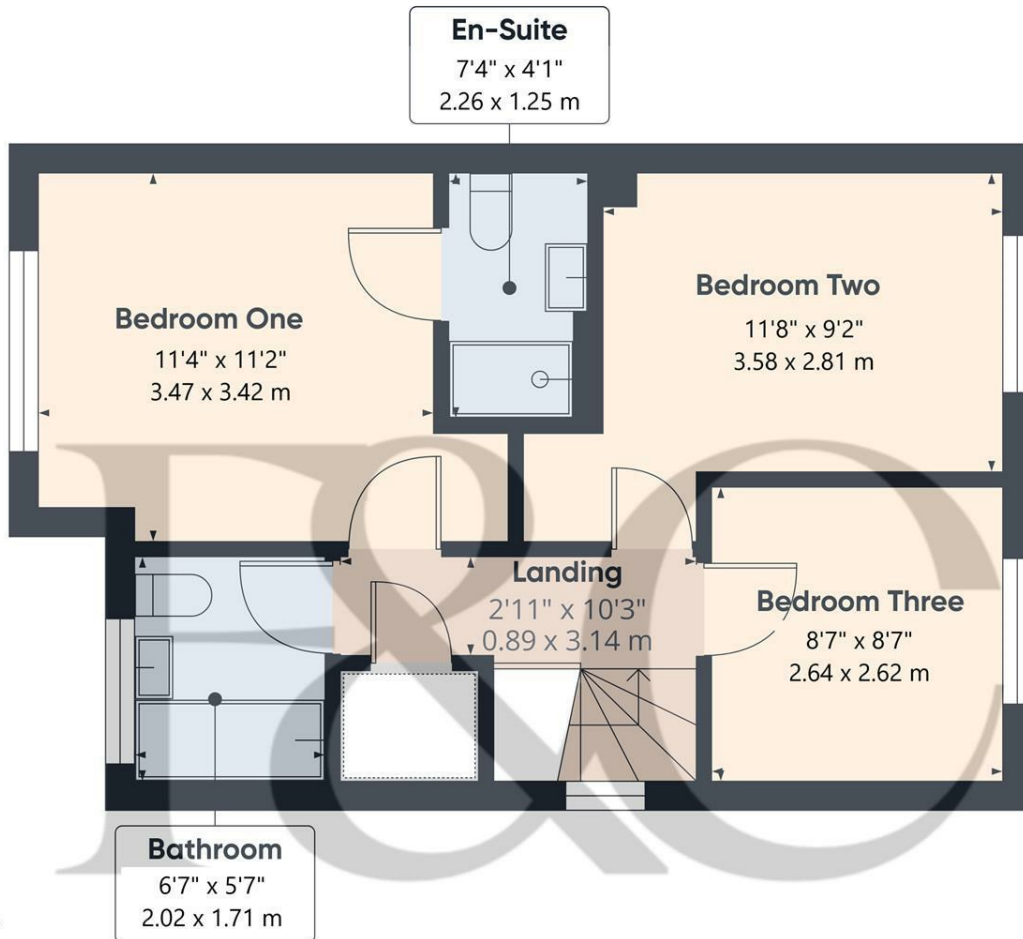
Floor 0

Approximate total area⁽¹⁾
459 ft²
42.6 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⁾
412 ft²
38.3 m²

(1) Excluding balconies and terraces

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20 Grange Road
Derby
DE22 4NX

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	