Fletcher & Company

21

Grange Road, Langley Country Park, Derby, DE22

Offers Around £399,950 Freehold

- Beautiful Detached Property
- Ecclesbourne School Catchment Area
- Lounge
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Bedrooms
- En-suite & Family Bathroom
- Landscaped Gardens
- Driveway
- Single Garage

Summary

Ecclesbourne School Catchment Area - Superbly presented and upgraded, four bedroom, detached residence on the popular Langley Country Park estate.

The property benefits from a block paved fore-garden with flower beds adjacent and a tarmac drive giving access to a garage. To the rear of the property is an enclosed garden which is landscaped with extensive patio area, lawn and raised borders.

Internally the property benefits from double glazing and gas central heating, with entrance hall, fitted guest cloakroom, spacious lounge with bespoke shelving, open plan dining kitchen with integrated appliances and utility room. The first floor accommodation leads to a master bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom. We would point out that three of the bedrooms are fitted with Hammonds built-in wardrobes.

The Location

Langley Country Park popular estate is nestled close to Mickleover which offers an excellent range of amenities in the village centre. Within the Ecclesbourne School catchment area, the estate itself has a small shop, recreational ground, pleasant walks in the surrounding perimeter and open countryside. With easy access into Derby City centre, A38 and A52.

Accommodation

Ground Floor

Entrance Hall

8'4" x 6'8" (2.56 x 2.04)

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

Spacious Fitted Guest Cloakroom

5'8" x 4'2" (1.74 x 1.29)

Partly wall tiled with suite with low flush WC, half pedestal hand washbasin, central heating radiator, recessed ceiling spotlighting and double glazed window to front.

Lounge

16'6" x 11'9" (5.03 x 3.60)

With central heating radiator and chimney breast with tiled interior, adjacent recess with bespoke fitted shelving and downlighting, telephone jack point and double glazed window to front with bespoke shutters.

Open Plan Dining KItchen
25'0" x 12'10" (7.63 x 3.92)

Kitchen Area
With a quality fitted kitchen incorporating quartz worktops with matching upstands, feature matching island/breakfast bar with storage cupboards and wine storage, range of wall mounted cupboards with down lighting, fitted base cupboards and drawers, inset four plate gas hob with extractor hood over, integrated AEG double oven, fridge freezer, dishwasher, recessed ceiling spotlighting, central heating radiator and useful understairs storage cupboard.

Dining Area

With central heating radiator, TV aerial point, recessed ceiling spotlighting and double glazed french doors with matching sidelights to garden.

Utility

6'5" x 5'8" (1.96 x 1.74)

With further quartz worktops with matching upstands, further tiled surround, inset stainless steel sink unit, fitted base cupboard, wall mounted cupboard housing the gas boiler and appliance space suitable for washing machine and tumble dryer.

First Floor Landing

10'5" x 6'3" (3.18 x 1.93)

A semi-galleried landing with central heating radiator and access to loft space.

Spacious Master Bedroom

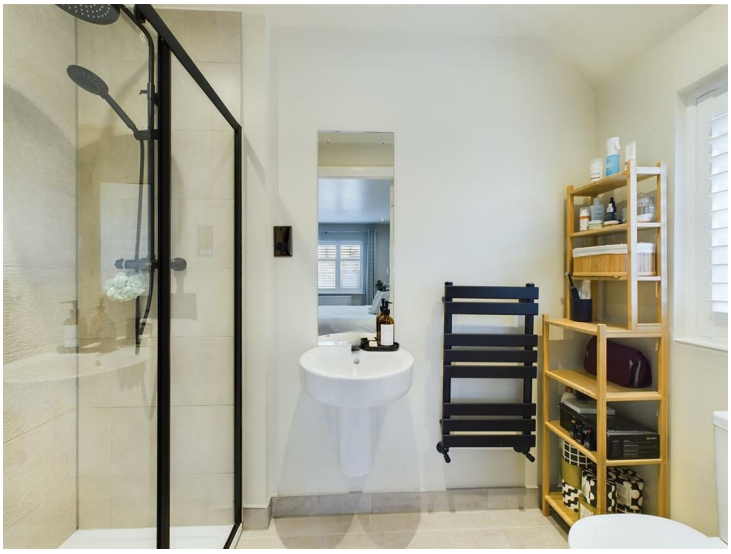
13'10" x 11'4" (4.23 x 3.47)

With central heating radiator, recessed ceiling spotlighting, feature mouldings to principle walls and fitted wardrobes by Hammonds, double glazed window with bespoke shutters to front and door to well-appointed shower room.

En-Suite Shower Room

8'2" x 4'2" (2.51 x 1.29)

With low flush WC, half pedestal hand washbasin, double shower cubicle with rain head shower, stylish radiator, recessed ceiling spotlighting and double glazed window to side with bespoke shutter.



Bedroom Two

13'3" x 8'10" (4.05 x 2.71)

With central heating radiator, feature mouldings to principle wall, fitted wardrobes by Hammonds and double glazed windows with bespoke shutters to front.

Bedroom Three

10'11" x 9'6" (3.34 x 2.91)

With central heating radiator and double glazed window to rear with bespoke shutters.

Bedroom Four

7'7" x 7'1" (2.32 x 2.18)

With central heating radiator, fitted wardrobes by Hammonds, recessed ceiling spotlighting and double glazed window to rear with bespoke shutters.

Bathroom

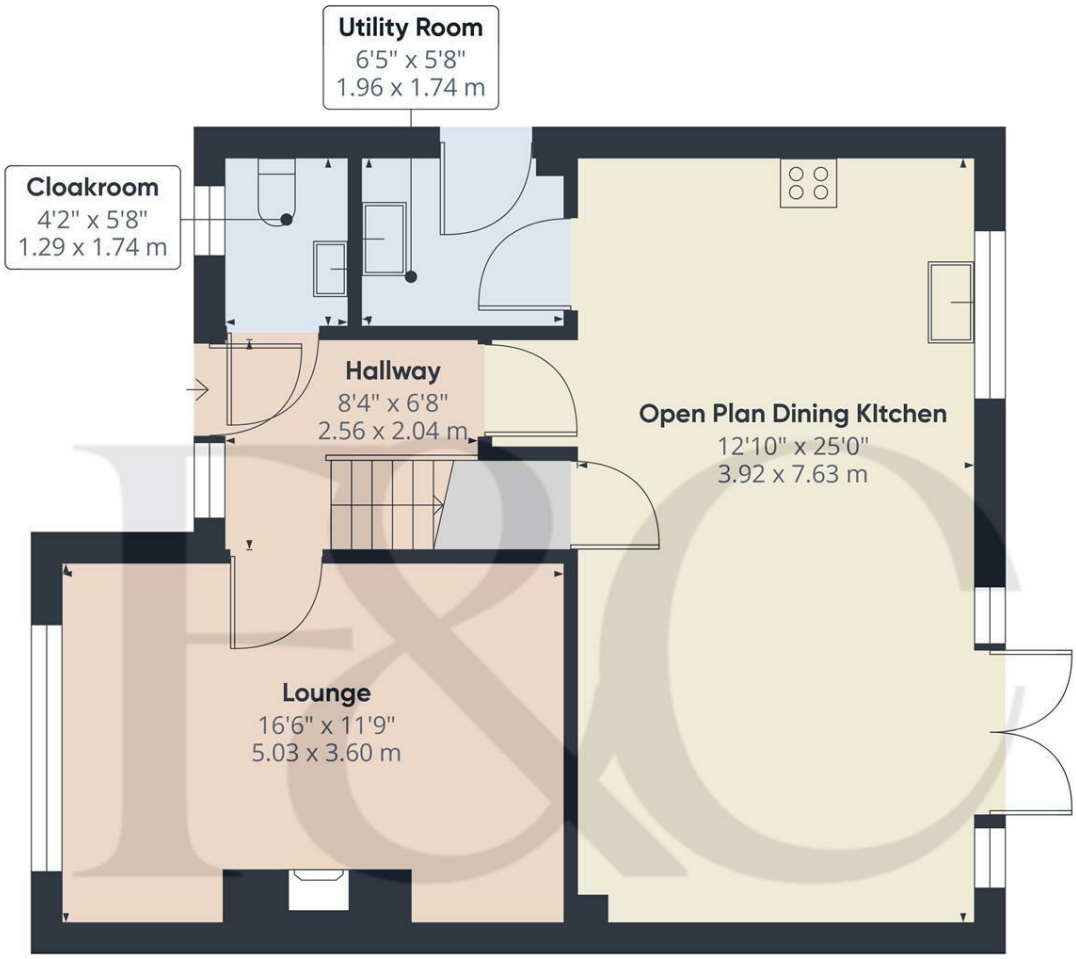
10'10" x 5'11" (3.31 x 1.82)

With a white suite comprising low flush WC, vanity unit with wash handbasin, tiled surround and drawers beneath, panelled bath with rain head shower, stylish radiator, airing cupboard housing the hot water cylinder and double glazed window to side.

Outside

To the rear of the property is a landscaped garden with extensive patio area with feature raised, wood borders containing plants and shrubs, lawn, hard standing behind garage, ideal for shed. To the side of the property is a driveway providing off-road parking for two vehicles and giving access to a detached single garage with remote door. To the front of the property is a continuation of the tarmac driveway with block paved fore-garden and built-in flower beds.

Council Tax Band E



Floor 0

Approximate total area(1)

654.98 ft²

60.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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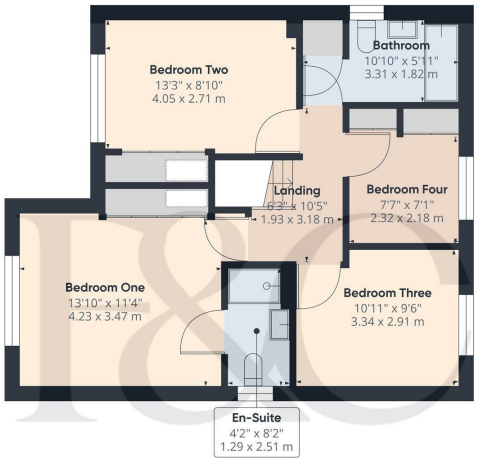

Floor 1

Approximate total area(1)

612.68 ft²

56.92 m²

(1) Excluding balconies and terraces

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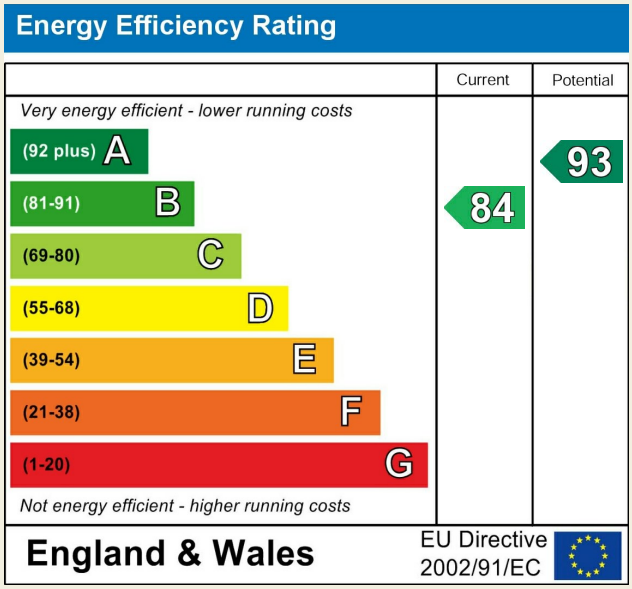

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Council Tax Band: E
Tenure: Freehold