



GADSBY  
NICHOLS

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

£262,500



**98 Skitteridge Wood Road, Langley Country Park, Derby, DE22 4PD**



AN APPEALING, MODERN, BAY-WINDOWED THREE-BEDROOMED SEMI-DETACHED residence, situated on the ever-popular Langley Country Park development. Available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, lounge, dining room with French doors, and fitted Kitchen with integrated appliances. FIRST FLOOR, landing, main bedroom with ensuite shower room, a further two bedrooms, and principal bathroom. OUTSIDE, foregarden, tandem car standing spaces to the side, and rear garden. EPC B, Council Tax Band C.

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### THE PROPERTY

An appealing, modern bay-windowed semi-detached, available with immediate vacant possession. Comprising; canopy entrance porch, entrance hall, cloaks/WC, two reception rooms, kitchen, main bedroom with ensuite shower room, a further two bedrooms, bathroom, foregarden, rear garden, and tandem car standing to the side affording potential garage space, subject to requirements and obtaining the usual planning and building regulation approvals.

### LOCATION

The property is situated on the popular Langley Country Park development, on the fringe of the suburb of Mickleover. Langley Country Park sits adjacent to open countryside, and affords a Co-Op convenience store, and is within the catchment areas of the highly regarded Ecclesbourne secondary school and Kirk Langley primary school. Mickleover affords a comprehensive range of amenities to include day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, leisure facilities, and schooling. Ease of access is afforded to Derby city, and the A52 for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 Ashbourne Road, and from the Markeaton traffic island after approximately 1-mile turn left at the traffic lights onto Radbourne Lane, at the next traffic island turn right into the Langley Country Park development onto Samuel Road, then turn right into Parsons Green, and left into Martha Road, before turning right into Skitteridge Wood Road to find the property on the lefthand side.

What 3 Words /// bills.stress.frosted.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13480.

### ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH.

Having front entrance door opening to the: -

#### ENTRANCE HALL

Having tiled floor, and central heating radiator.

#### CLOAKS/WC



Having white suite comprising; low-level WC, and pedestal wash hand basin, together with central heating radiator.

### LOUNGE

4.85m x 3.68m plus bay, plus stairs recess (15'11" x 12'1" plus bay, plus stairs recess)



Measurements are 'plus bay, and plus stairs recess'.

Having UPVC double glazed bay window to the front, two central heating radiators, and stairs to the first floor.

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### DINING ROOM

2.90m x 2.39m (9'6" x 7'10")



Having UPVC double glazed double French doors to the rear garden, tiled floor, central heating radiator, and archway to the: -



### KITCHEN

3.00m x 2.36m (9'10" x 7'9")



Having modern cream fitment comprising; five single base units, drawers, four single wall units, and one single wall unit housing a Gloworm gas-fired combination boiler providing domestic hot water and central heating, together with integrated stainless steel gas hob with stainless steel splashback and stainless steel canopy over incorporating extractor hood and light, integrated electric oven, one-and-a-half bowl stainless steel sink unit with single drainer, work surface area, and UPVC double glazed window.

### FIRST FLOOR

#### LANDING

Having built-in cupboard.

### BEDROOM ONE

3.18m x 2.84m plus wardrobe recess (10'5" x 9'4" plus wardrobe recess)



Measurements are 'plus wardrobe recess'. Having fitments comprising; built-in double wardrobes with sliding mirrored doors, together with central heating radiator, and UPVC double glazed window.

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### ENSUITE SHOWER ROOM



Having modern white suite comprising; recessed shower cubicle with shower unit, low-level WC, and pedestal wash hand basin, together with tiled floor, UPVC double glazed window, central heating radiator, and ceiling extractor fan.

### BEDROOM TWO

3.15m x 27.13m (10'4" x 89")



Having UPVC double glazed window, and central heating radiator.

### BEDROOM THREE

2.11m x 2.08m (6'11" x 6'10")



Having central heating radiator, and UPVC double glazed window.

### BATHROOM

2.62m x 1.96m max (8'7" x 6'5" max)



Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps, shower screen, and shower unit, together with tiled floor, central heating radiator, and ceiling extractor fan.

### OUTSIDE

#### FOREGARDEN

Having small lawn, shrub borders, and tarmacadam driveway to the side affording tandem car standing spaces, and potential garage space, subject to requirement and approvals.



## REAR GARDEN



Enclosed by fencing, having paved patio, and laid mainly to lawn.

## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

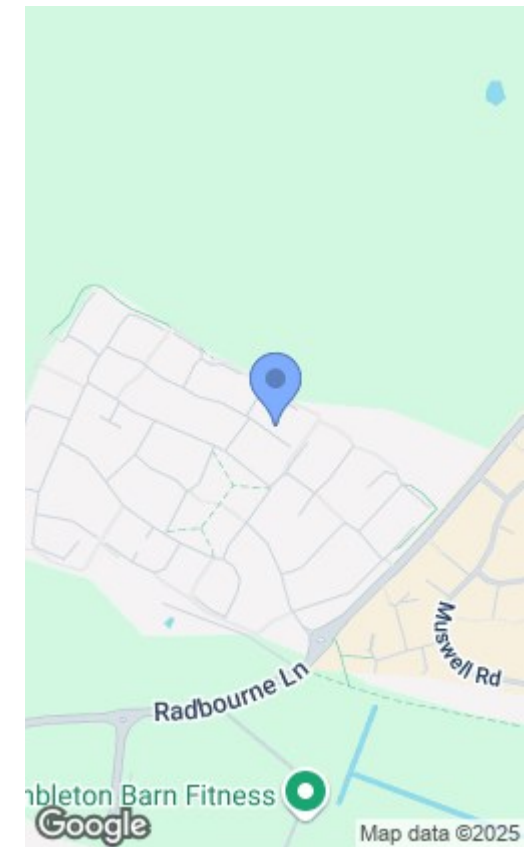
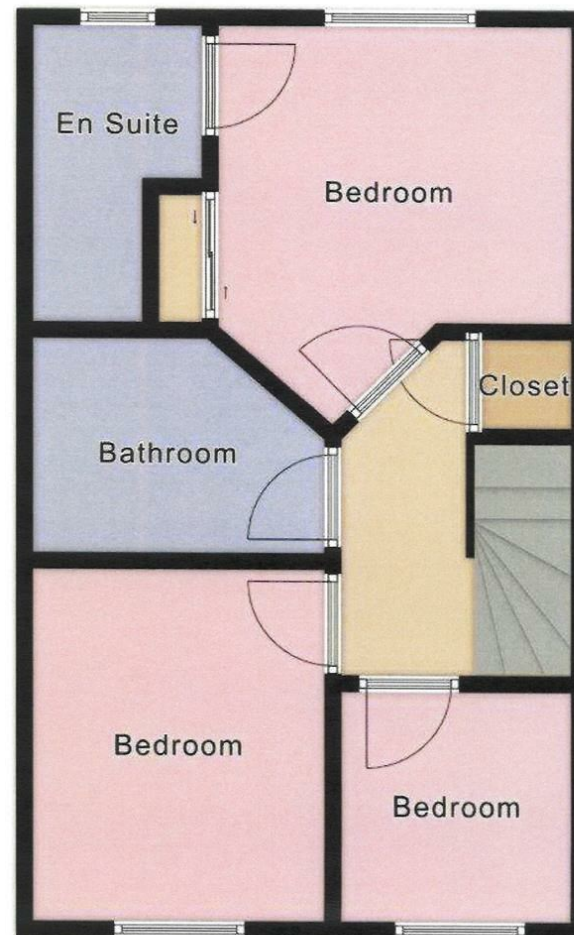
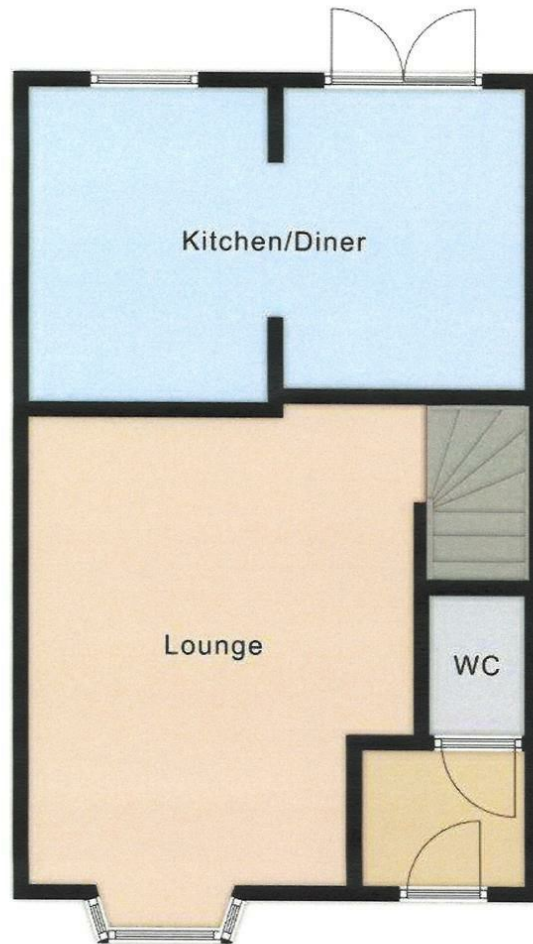
a) Proof of Identity – we will also need to verify this

information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;

b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13480**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	94		
Very energy efficient - lower running costs (92-94) A (89-91) B (85-88) C (81-84) D (77-80) E (73-76) F (69-72) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-94) A (89-91) B (85-88) C (81-84) D (77-80) E (73-76) F (69-72) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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