

Fletcher & Company

36 Phildock Wood Road, Langley Country Park, Derby,
DE22 4PH

Offers Around £365,000

Freehold



- Well Presented Link-Detached Residence on Langley Country Park Estate
- Ideal Family Home
- Ecclesbourne School Catchment
- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Spacious Lounge
- Open Plan Dining Kitchen
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Family Bathroom
- Well Stocked West-Facing Rear Garden, Tandem Driveway & Garage





Summary

Well presented four bedroom link-detached residence on the much favoured Langley Country Park estate on the outskirts of Derby and within The Ecclesbourne School catchment area.

This is a well presented modern detached family home on the Langley Country Park estate. The property is link-detached being attached to the neighbour via a garage, to the front of which is a tandem driveway.

To the rear of the property is a professionally designed, westerly-facing garden featuring timber framed gazebos, climbing plants, raised borders, shaped lawn, a timber shed and greenhouse.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious lounge and open plan dining kitchen with integrated appliances. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom.

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The Location

The property's location on Langley Country Park is set next to attractive open countryside ideal for walks with a pathway which runs around the estate. The property is within The Ecclesbourne School catchment with a nearby primary school and also provides easy access to a good range of amenities in local Mickleover Village and Derby City Centre.

Accommodation

Ground Floor

Entrance Hall

6'8" x 5'6" (2.05 x 1.70)

Panelled and glazed entrance door provides access into the spacious entrance hall with central heating radiator, double glazed window to the side, staircase leading to the first floor and doors to the fitted guest cloakroom, lounge and open plan dining kitchen.

Fitted Guest Cloakroom

4'7" x 4'3" (1.40 x 1.32)

With low flush WC, pedestal wash handbasin with tiled surround and central heating radiator.

Spacious Lounge

16'8" x 12'10" (5.10 x 3.93)

With central heating radiator and double glazed windows to the front and side.



Open Plan Dining Kitchen

17'8" x 11'8" (5.39 x 3.56)

With an L-shaped woodblock preparation surface having a matching upstand, inset stainless steel sink unit with mixer tap, fitted base cupboards with gloss finish and complementary wall mounted cupboards, wall mounted gas boiler, inset five plate Zanussi gas hob with extractor hood over, built-in double oven and grill, fridge, freezer, dishwasher and washing machine, central heating radiator, useful cupboard providing appliance space suitable for a tumble dryer and double glazed window with matching French doors opening onto the rear garden.



First Floor

Landing

With central heating radiator, access to loft space, airing cupboard and panelled doors to four bedrooms and bathroom.

Master Bedroom

11'1" x 10'9" (3.38 x 3.30)

With central heating radiator, stylish fitted wardrobes, double glazed window to the front and panelled door to the en-suite shower room.



En-Suite

5'10" x 5'10" (1.79 x 1.78)

With low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to the side.



Bedroom Two

11'6" x 8'6" (3.51 x 2.61)

With central heating radiator and double glazed window to the rear.

Bedroom Three

12'0" x 5'10" (3.67 x 1.80)

With central heating radiator and double glazed window to the rear.

Bedroom Four

8'3" x 8'2" (2.53 x 2.49)

With central heating radiator and double glazed window to the front.

Family Bathroom

8'2" x 7'1" (2.50 x 2.17)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to the side.



Outside

Front Garden & Driveway

To the front of the property is a two car driveway providing access to the garage with an adjacent pathway leading to the front door.

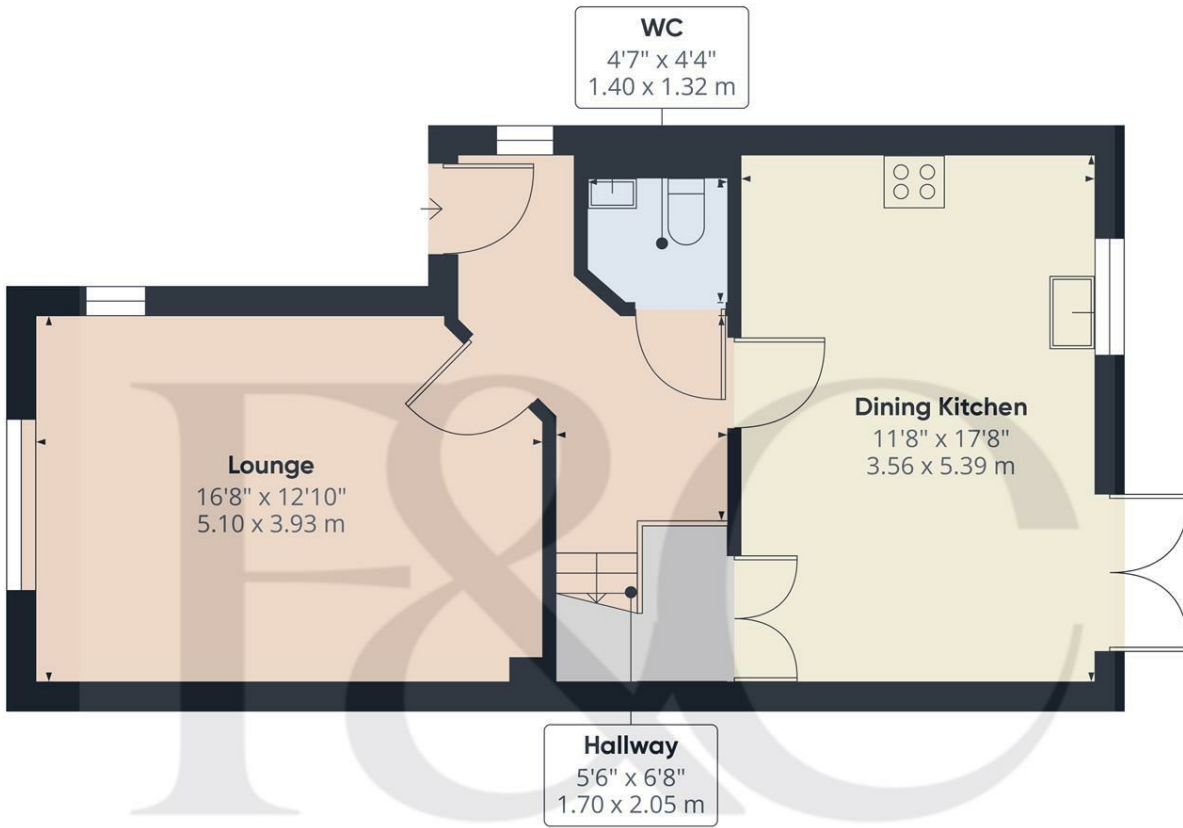
Professionally Designed Enclosed Rear Garden

To the rear of the property is a professionally designed garden offering a very good degree of privacy for a modern estate home with a small patio leading to a decked seating area with a timber framed gazebo, circular wall, raised wood-edged borders containing plants and shrubs with a further impressive gazebo to the foot of the garden incorporating a climbing clematis and white rose. The property also benefits from a timber shed, greenhouse, water butt, outdoor power, water supply and lighting.



Garage

Council Tax Band E - Amber Valley



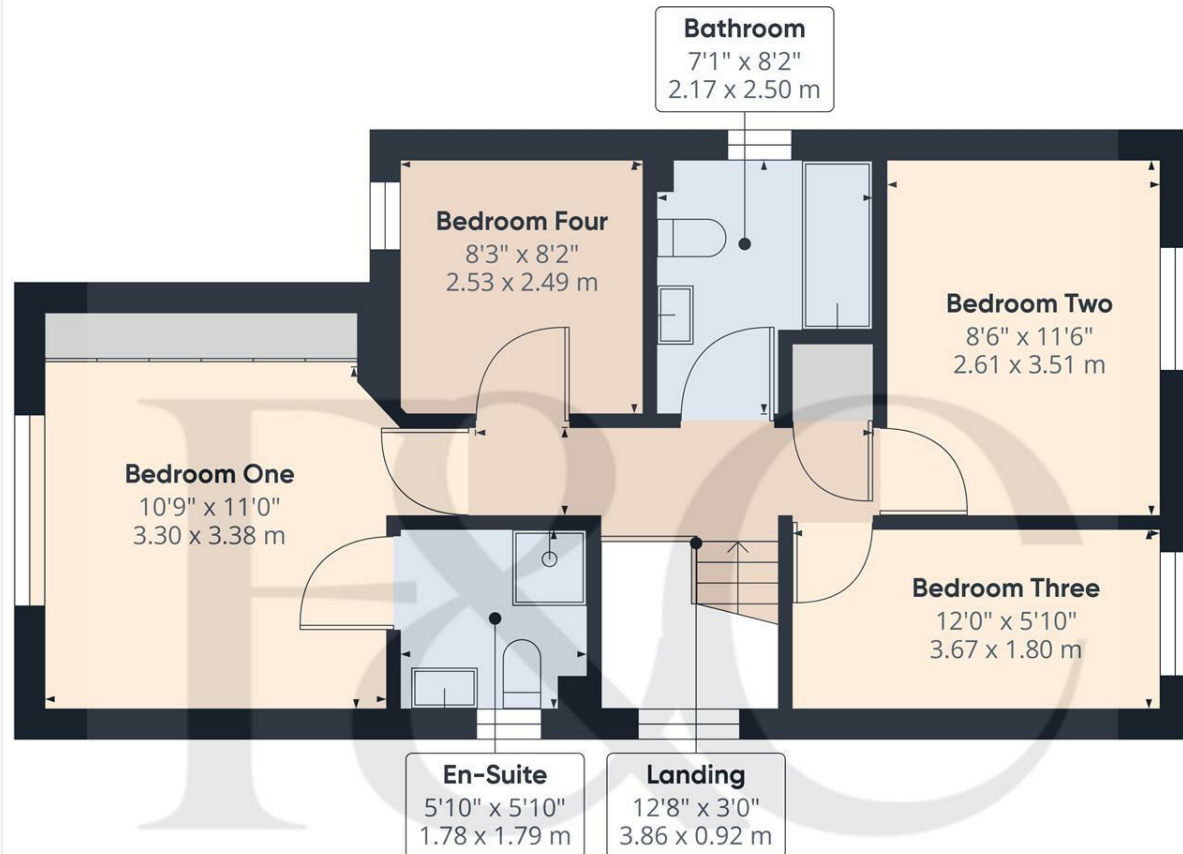
Floor 0

Approximate total area⁽¹⁾
539.52 ft²
50.12 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.

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Floor 1

Approximate total area⁽¹⁾
519.62 ft²
48.27 m²

(1) Excluding balconies and terraces

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	81	
(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	