

Fletcher & Company

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

£230,000

Freehold



- Superbly Positioned Two Bedroom Semi-Detached Residence
- Ecclesbourne School Catchment Area
- Good Sized Lawned Rear Garden with Patio
- Driveway to Side
- Lounge to Front With Views Over Neighbouring Woodland
- Fitted Guest Cloakroom
- Dining Kitchen
- Two First Floor Bedrooms & Well Appointed Bathroom
- Superb Walks in Surrounding Countryside





Summary

Superbly positioned two bedroom semi-detached residence occupying an edge of estate location on Langley Country Park.

This is an opportunity to acquire a relatively newly constructed modern two bedroom semi-detached residence on Langley Country Park. The property occupies a particularly pleasant location on the edge of the estate with views to the front over neighbouring woodland.

The property benefits from a driveway providing ample off road parking, set back behind a lawned fore-garden and to the rear, is an enclosed lawned garden with patio.

Internally, the property is double glazed and gas central heated with lounge, dining kitchen, fitted guest cloakroom, two first floor bedrooms and bathroom.

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The Location

The property is in Ecclesbourne School catchment area and the estate itself features a footpath all the way around as well as a small supermarket and recreation ground. A further range of amenities can be found in Mickleover Village centre as well as Derby city centre.

Accommodation

Ground Floor

Lounge

15'2" x 11'10" (4.63 x 3.63)

Entrance door provides access into the lounge with central heating radiator, staircase leading to the first floor, double glazed window to the front with a pleasant outlook and door to the dining kitchen.



Dining Kitchen

15'3" x 10'4" (4.65 x 3.15)

Dining Area

With central heating radiator and door opening onto the garden.



Kitchen Area

Featuring a preparation surface with matching upstand, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with gloss finish and complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, integrated oven, fridge, freezer and dishwasher, appliance space suitable for a washing machine, wall mounted gas-fired boiler, double glazed window to the rear and door to a useful under-stairs cupboard with appliance space suitable for a tumble dryer.



Fitted Guest Cloakroom

7'1" x 3'2" (2.16 x 0.98)

With low flush WC, wash handbasin, central heating radiator and double glazed window to the side.

First Floor

Landing

Semi-galleried landing with doors to two bedrooms and bathroom.

Bedroom One

15'2" x 9'6" (4.63 x 2.90)

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



Bedroom Two

11'7" x 9'10" (3.54 x 3.00)

With central heating radiator, fitted wardrobe and double glazed window to the front with impressive views.



Bathroom

7'4" x 6'3" (2.25 x 1.93)

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

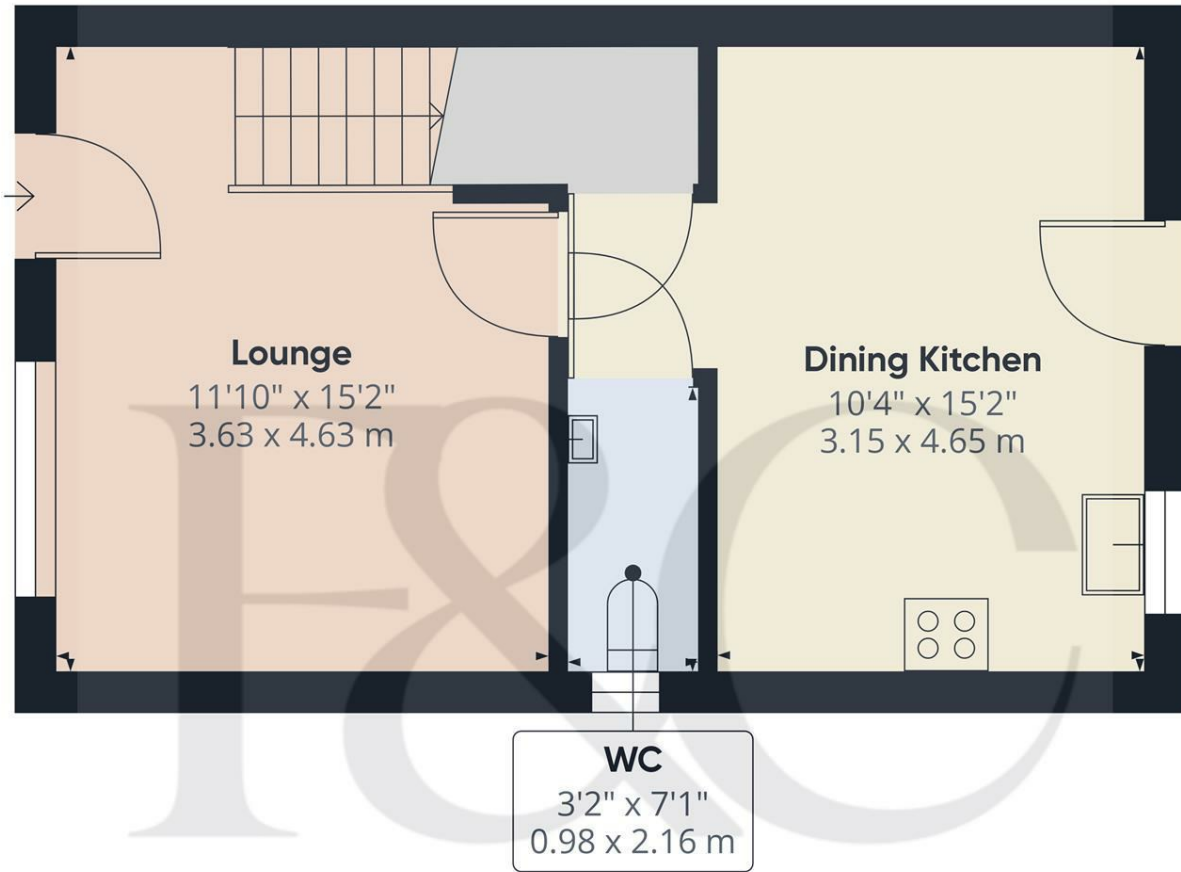


Outside

The property occupies a quiet position on the estate set back behind a fore-garden with adjacent driveway providing off road parking. To the rear of the property is an enclosed garden with lawn, patio and timber shed.



B - Amber Valley



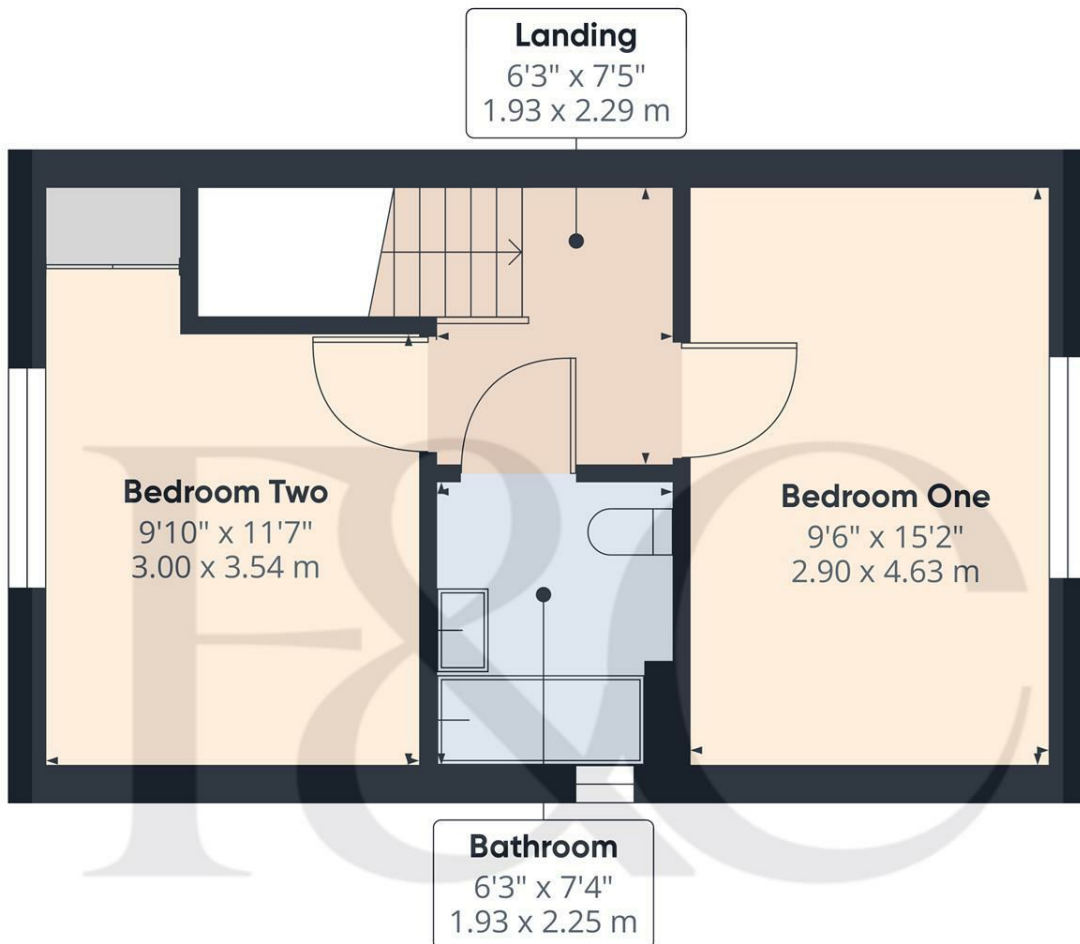
Floor 0

Approximate total area⁽¹⁾
395.74 ft²
36.77 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⁾
358.33 ft²
33.29 m²

(1) Excluding balconies and terraces

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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	