

Fletcher & Company

33 Grange Road, Langley Country Park, Derby, DE22
4NX

Offers Around £370,000

Freehold



- Impressive Detached Family Home
- Ecclesbourne School Catchment Area
- Entrance Hall & Guest Cloakroom
- Lounge
- Integrated Open Plan Kitchen
- Four First Floor Bedrooms, Master with En-Suite, Bathroom
- Attractive Views Over Open Green
- Enclosed Rear Garden
- Tandem Driveway & Garage
- NO CHAIN INVOLVED





Summary

A well presented Redrow built, bay fronted, four bedroom detached residence on the popular Langley Country Park estate within the Ecclesbourne School catchment area, offered for sale with no chain involved.

This is an opportunity to acquire an attractive bay fronted, modern four bedroom detached residence in the popular Langley Country Park estate. The property benefits from an alarm system featuring entrance hall, fitted guest cloakroom, lounge, dining kitchen and utility. The first floor landing leads to four bedrooms, en-suite and family bathroom.

To the rear of the property is an enclosed garden with patio area and to the front, is a low maintenance fore-garden with adjacent tandem driveway leading to a single garage.

F&C

The Location

Langley Country Park estate features a large open green and children's play area with a footpath that runs around the estate offering some pleasant walks. There is also a small supermarket and a further range of amenities can be found in neighbouring Mickleover. Derby city centre is also within easy reach.

Accommodation

Ground Floor

Entrance Hall

14'7" x 3'7" (4.45 x 1.11)

Entrance door with glazed inset provides access into the entrance hall with central heating radiator, under-stairs storage cupboard and staircase leading to the first floor.

Fitted Guest Cloakroom

6'11" x 3'4" (2.12 x 1.04)

With low flush WC, half pedestal wash handbasin, central heating radiator, recessed ceiling spotlighting and double glazed window to the front.

Lounge

16'0" x 11'2" (4.90 x 3.42)

A good sized lounge with central heating radiator, TV and telephone points and double glazed bay window to the front overlooking neighbouring green space with children's play area.



Dining Kitchen

19'0" x 14'6" (5.81 x 4.44)

A very light and airy room courtesy of the south-west facing rear garden and large double glazed French doors with matching sidelights providing access onto the garden, quality fitted kitchen area with Quartz worktops having matching upstands, inset one and a quarter stainless steel sink unit, stylish fitted base cupboards and drawers with complementary wall mounted cupboards, inset AEG induction hob, built-in double oven with grill, integrated fridge, freezer and dishwasher, stylish floor-to-ceiling central heating radiator, recessed ceiling spotlighting, TV aerial point, open space leading into the spacious dining area and panelled door leading to the utility.



Utility

With Quartz worktops and appliance spaces suitable for a washing machine with tumble dryer over.

First Floor

Landing

12'6" x 2'10" (3.83 x 0.88)

Semi-galleried landing with airing cupboard housing the gas-fired boiler and access to loft space.

Master Bedroom

13'11" x 10'4" (4.25 x 3.17)

With central heating radiator, TV aerial point, fitted wardrobes with mirrored doors and double glazed window to front with views over the open green.



En-Suite

7'5" x 4'5" (2.28 x 1.35)

Well appointed with Porcelanosa tiled walls comprising low flush WC, half pedestal wash handbasin, double shower cubicle, chrome towel radiator, shaver point, extractor fan, recessed ceiling spotlighting and double glazed window to the side.



Bedroom Two

12'0" x 9'11" (3.66 x 3.04)

With central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to the rear.



Bedroom Three

8'11" x 7'9" (2.72 x 2.37)

With central heating radiator and double glazed window to the front with views over the green.



Bedroom Four

8'6" x 7'0" (2.60 x 2.15)

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

Principal Bathroom

6'9" x 5'8" (2.06 x 1.74)

Again featuring Porcelanosa tiled walls and a white suite comprising low flush WC, half pedestal wash handbasin, bath with shower over, chrome towel radiator, shaver point, extractor fan, recessed ceiling spotlighting and double glazed window to side.



Outside

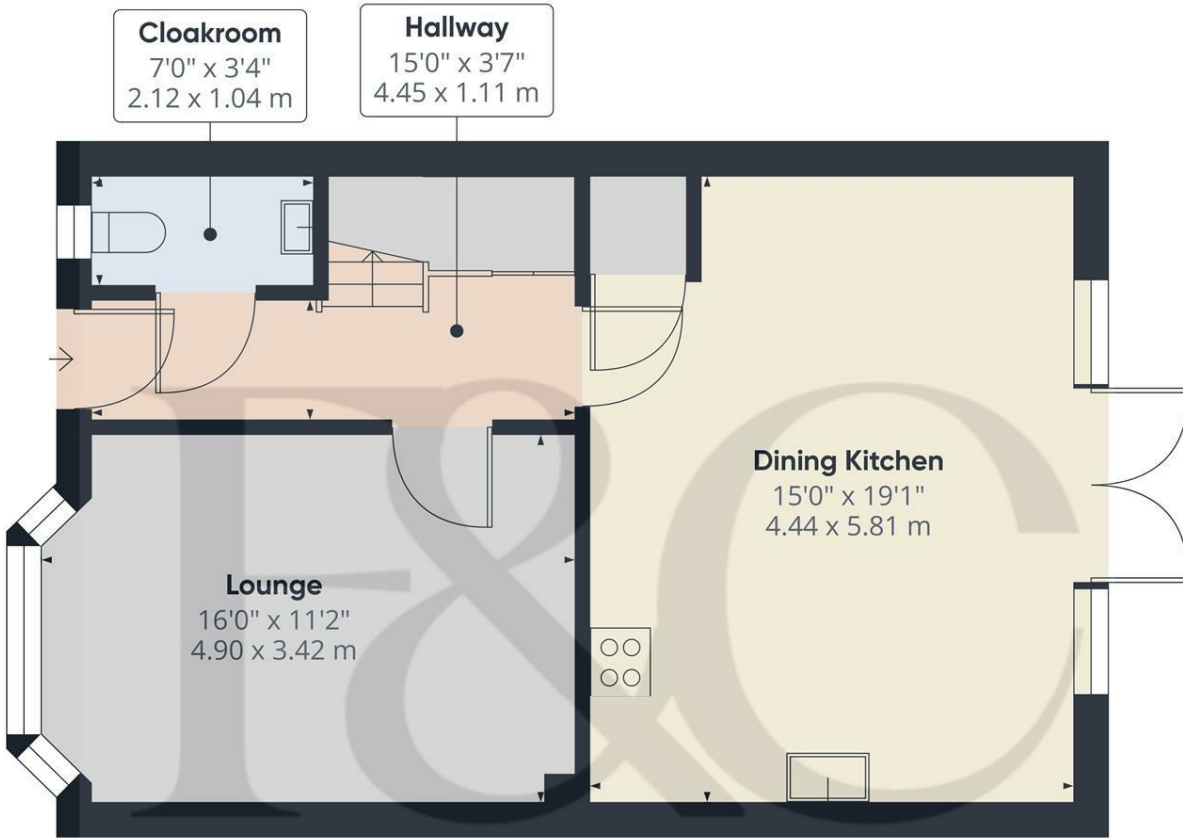
To the rear of the property is an enclosed garden featuring a good sized patio area, lawn, herbaceous borders, timber shed and side access leading to the driveway and garage. To the front of the property is a low maintenance fore-garden with adjacent driveway providing tandem parking and access to a single garage.



Garage

With up and over door.

Council Tax Band E



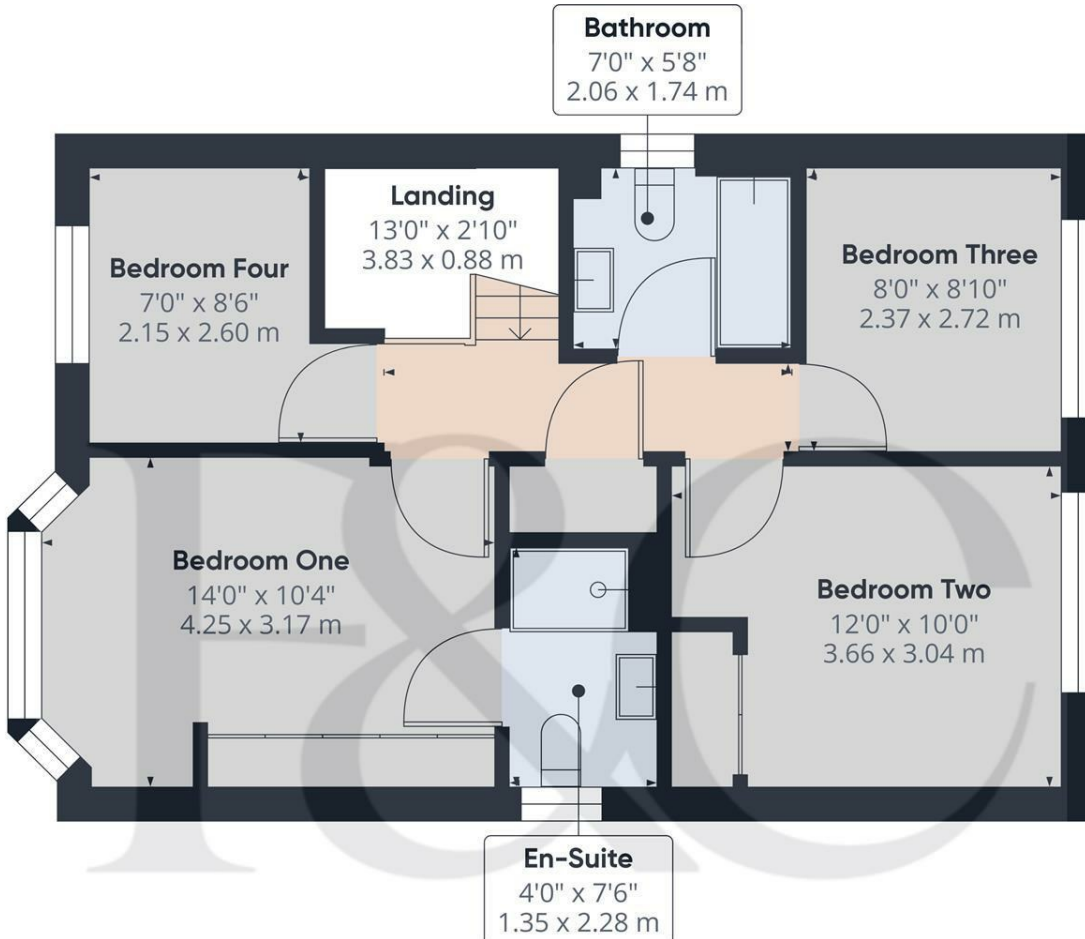
Floor 0

Approximate total area⁽¹⁾
570.59 ft²
53.01 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⁾
517.64 ft²
48.09 m²

(1) Excluding balconies and terraces

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33 Grange Road
Langley Country Park
Derby
DE22 4NX

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	