

# Fletcher & Company

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

Offers Around £425,000

Freehold



- Ecclesbourne School Catchment Area
- Internal Viewing Essential
- Entrance Hall with Fitted Guest Cloakroom
- Spacious Lounge
- Superb Open Plan Living Kitchen with Integrated Appliances
- Utility Off
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Stunning Low Maintenance Mediterranean Style Garden
- Tandem Driveway & Single Garage





## Summary

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An extremely stylish, superbly presented, modern, four bedroom, detached residence in the popular location of Langley Country Park estate.

This is a superb opportunity to acquire a greatly improved and extremely stylish, modern, four bedroom, detached residence on the popular Langley Country Park estate. Attention is drawn to the upgrades throughout the property. The property is double glazed and gas central heated with entrance hall, staircase to first floor, useful storage cupboard, fitted guest cloakroom accessed by a secret door, spacious lounge with dual aspect windows and bespoke shelving and storage, open plan living kitchen with a range of built-in appliances, french doors to garden, internal door to utility and rear door to driveway. The first floor accommodation features a semi-galleried landing, master bedroom with en-suite shower room, three further bedrooms and a well appointed bathroom.

Outside the property sits on the corner of Phildock Wood Road and Martha Road on a good sized corner plot with a partially walled garden and attractive fencing to the front and side with low maintenance gravel beds and laurel bushes. The rear garden is a must see and has been cleverly designed to create a low maintenance Mediterranean feel and features a purpose-built seating area with raised borders containing a selection of plants and shrubs. An adjacent covered seating/dining area with power, artificial lawn and wide planked, decked, seating area sits behind the garage. To the rear of the property is a tandem driveway providing access to the single garage.

# F&C

## The Location

Langley Country Park is a popular new estate and features a small supermarket, recreational playground, easy access to an excellent range of amenities in neighbouring Mickleover and close proximity to Derby centre. It is also in the Ecclesbourne School catchment area and close to surrounding open countryside.

## Accommodation

### Ground Floor

#### Entrance Hall

7'7" x 6'5" (2.32 x 1.97)

An entrance door provides access to hallway with central heating radiator, useful storage cupboard, staircase to first floor and a hidden door with stylish vertical wood cladding gives access to a fitted guest cloakroom and two sets of crittall style, clear glass doors provide access to lounge and kitchen.



#### Fitted Guest Cloakroom

6'6" x 3'2" (1.99 x 0.98)

With low flush WC, wash handbasin and central heating radiator.



### Spacious Lounge

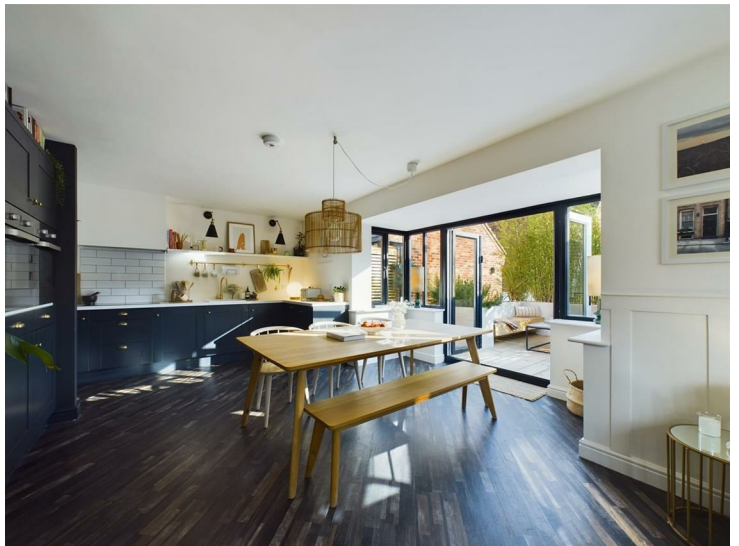
20'10" x 11'8" (6.36 x 3.58)

With two central heating radiators, feature focal point with chimney breast, bespoke shelving and storage to either recess and space for solid fuel effect fire, further bespoke storage and double glazed windows to front and side elevation.



### Stylish Open Plan Living Kitchen

21'0" x 11'8" (6.41 x 3.56)



## Dining Area

With good sized dining/seating area with central heating radiator, glazed window to side and french doors to garden.



### **Kitchen Area**

With sink unit, fitted base cupboards and drawers, complimentary wall mounted cabinets, inset four plate electric hob with extractor hood over, integrated fridge freezer, double oven, dishwasher and double glazed window to side.



### **Utility**

6'5" x 6'0" (1.96 x 1.85)

With further work surface, inset sink unit, base cupboards with complimentary wall mounted cupboards, appliance spaces suitable for washing machine and tumble dryer and useful storage cupboard.

### **First Floor Landing**

12'4" x 10'0" (3.77 x 3.06)

With semi-galleried landing, double glazed window to rear and access to loft space.



### Master Bedroom

12'7" x 11'11" (3.85 x 3.64)

With central heating radiator, feature wood panelled wall and double glazed window to front.



### En-Suite

8'4" x 5'2" (2.56 x 1.59)

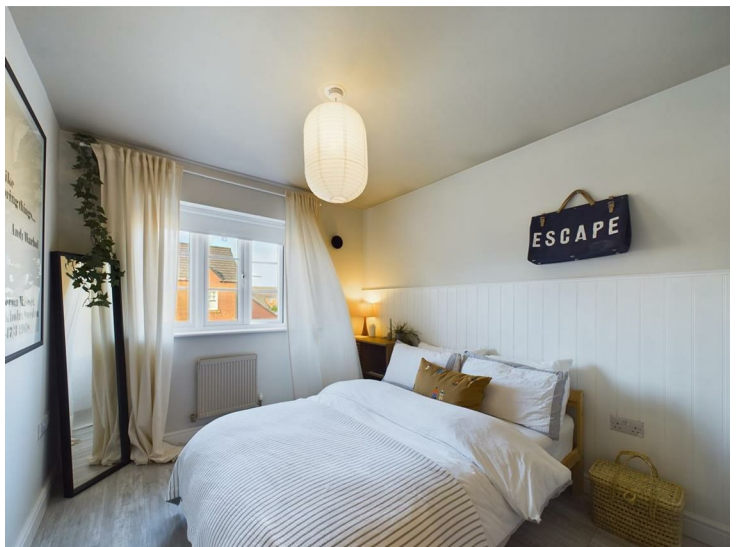
With low flush WC, wash handbasin, shower cubicle, central heating radiator and double glazed window to front.



### Bedroom Two

9'10" x 8'9" (3.01 x 2.69)

With central heating radiator and double glazed window to side.



### Bedroom Three

12'0" x 8'8" (3.66 x 2.65)

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



### Bedroom Four

8'3" x 8'0" (2.54 x 2.45)

Currently used as a dressing room with stylish, sliding panelled door and double glazed window to side.



### Bathroom

8'4" x 6'5" (2.56 x 1.96)

With low flush WC, wash handbasin, bath, central heating radiator, airing cupboard and double glazed window to front.





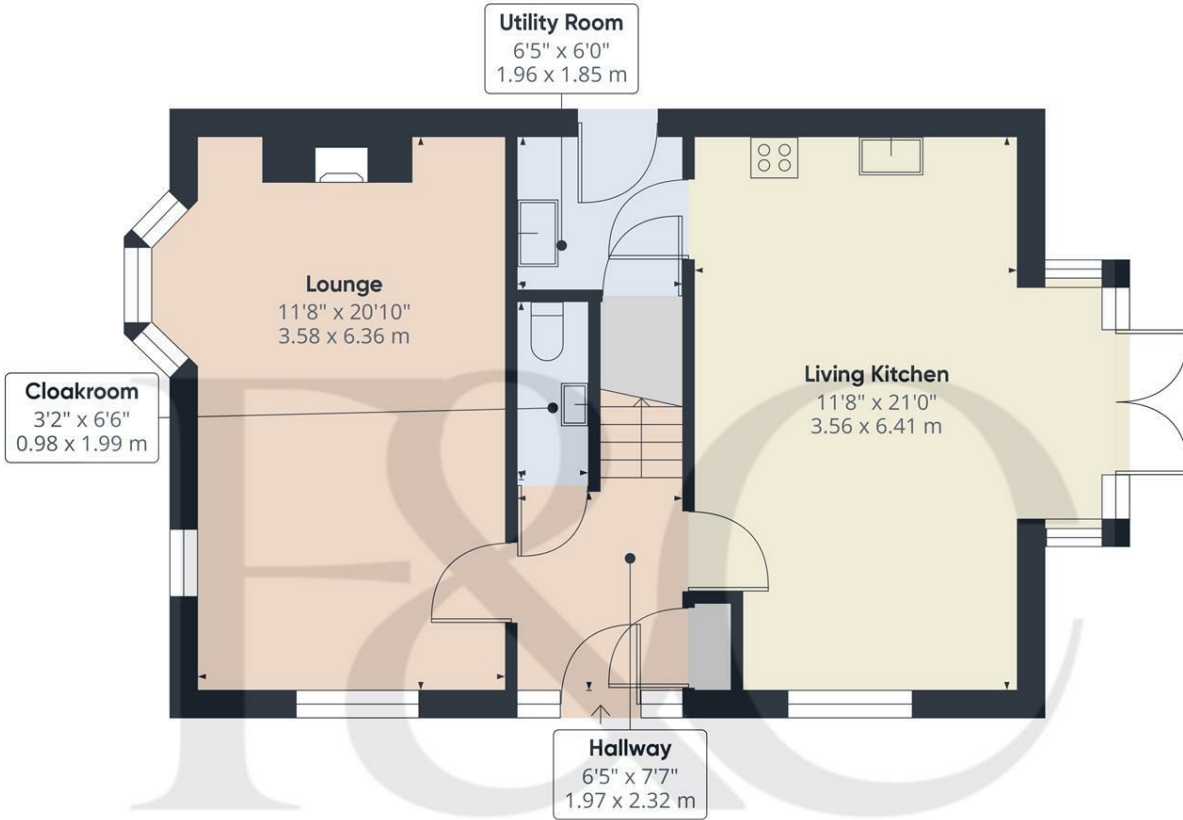
## Outside

A true feature of this sale is the outdoor space which has been cleverly designed to provide various zoned areas including one area with bespoke seating surrounded by rendered raised borders containing plants and shrubs. Adjacent covered seating area with decorative wooden cladding, power and lighting, artificial lawn and further wide plank, decked seating/entertaining area. To the front and the side of the property there is attractive fencing incorporating low maintenance borders containing laurel bushes. To the rear of the property is a tandem driveway giving access to the garage.



## Council Tax Band E





Floor 0

Approximate total area<sup>(1)</sup>

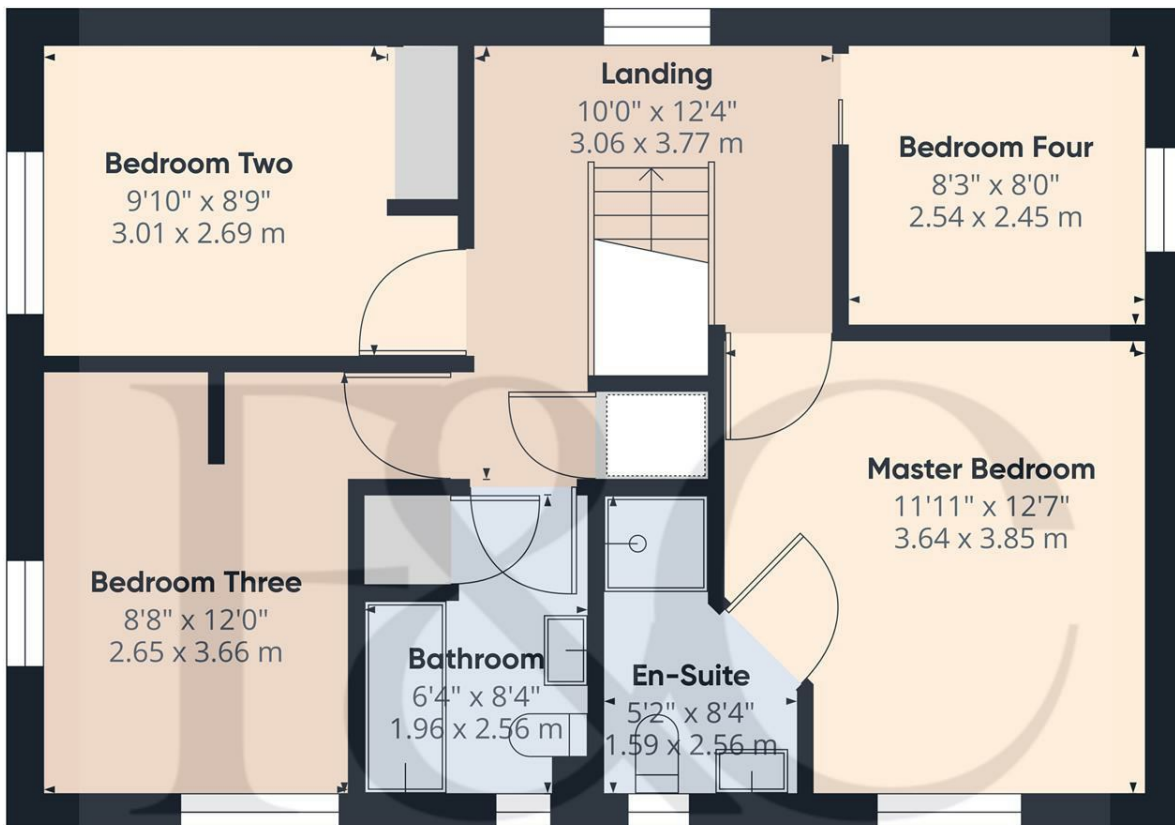
664.67 ft<sup>2</sup>  
61.75 m<sup>2</sup>

(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<sup>(1)</sup>

586.53 ft<sup>2</sup>  
54.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: E  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	