

# Fletcher & Company

27 Parsons Green, Langley Country Park, Derby, DE22  
4DS

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Offers Over £325,000

Freehold

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- Ecclesbourne School Catchment Area
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen with Utility Off
- Master bedroom with En-Suite Shower Room
- Two Further Bedrooms & Upgraded Bathroom
- Tandem Driveway & Large Enclosed Rear Garden





## Summary

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To the rear of the property is a larger than average plot with a good degree of privacy for an estate property. Featuring a large lawn and patio, raised decked area, raised decked seating area and gravel section with adjacent raised borders containing shrubs. The garden is bounded by closed lat and timber fencing and walls, with side gate giving access to the driveway which provides off-road parking for two vehicles.

A superbly presented and upgraded, three bedroom, detached residence occupying a popular location on Langley Country Park estate.

An excellent opportunity to acquire a superbly presented, modern, three bedroom, detached residence on Langley Country Park estate. The property is within the noted Ecclesbourne School catchment area. Double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with dual aspect windows, open plan dining kitchen with integrated appliances and utility off. We would like to point out the kitchen and master bedroom benefit from built-in speakers in the ceiling. The first floor accommodation features landing with master bedroom with en-suite shower room, two further bedrooms and a remodelled bathroom. The outside of the property features a larger than average enclosed garden with lawn, patio area, raised decked seating area and tandem driveway providing off-road parking.

# F&C

## **The Location**

Langley Country Park is a popular estate located close to Mickleover which offers an excellent range of amenities. Within the estate itself there is a small supermarket, recreational ground, footpaths around the whole estate and easy access to nearby neighbouring countryside. The property also gives easy access to A38 and A52.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

6'3" x 5'8" (1.93 x 1.75)

A panelled and double glazed entrance door provides access to entrance hall with central heating radiator and staircase to first floor.

#### **Fitted Guest Cloakroom**

6'6" x 3'2" (1.99 x 0.97)

With low flush WC, pedestal wash handbasin, tiled surround, central heating radiator and recessed ceiling spotlighting.

#### **Spacious Lounge**

18'9" x 10'2" (5.74 x 3.10)

With two central heating radiators, two double glazed and leaded windows to front and one to side.



### High Specification Fitted Kitchen

18'10" x 10'2" (5.75 x 3.10)

A high specification fitted kitchen with silestone worktops and matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complimentary wall mounted cupboards with underlighting, four plate gas hob with extractor hood over, built-in Zanussi double oven and grill, integrated fridge freezer, dishwasher, built-in speaker, central heating radiator, double glazed and leaded window to front and double glazed window to side with matching french doors and recessed ceiling spotlighting.



### Utility

6'5" x 5'10" (1.96 x 1.78)

With woodblock worktop with matching upstanding, inset stainless steel sink unit, fitted base cupboard, appliance spaces for washing machine and tumble dryer, wall mounted gas fired boiler, understairs storage cupboard, central heating radiator and panelled and double glazed door to rear.

### First Floor Landing

9'11" x 6'3" (3.04 x 1.91)

With laminated feature balustrade, central heating radiator, recessed ceiling spotlighting, access to boarded loft space via a ladder and double glazed window to rear.

### Master Bedroom

11'1" x 10'9" (3.38 x 3.29)

With central heating radiator, TV aerial point, built-in speaker, fitted wardobes with sliding mirrored doors, double glazed and leaded window to side and front.



### En-Suite Shower Room

5'10" x 5'10" (1.80 x 1.78)

With low flush WC, pedestal wash handbasin, tiled surround, shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed and leaded window to front.



### Bedroom Two

12'2" x 10'8" (3.72 x 3.27)

With central heating radiator, built-in wardrobe and double glazed window to front and side.



### Bedroom Three

10'3" x 7'4" (3.13 x 2.26)

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



### Remodelled Bathroom

7'1" x 6'2" (2.16 x 1.88)

A high specification, superbly appointed with full marble floor and wall tiles, a suite comprising a low flush WC, vanity unit with wash handbasin with mixer tap and cupboards beneath, bath with shower over, stylish towel radiator, recessed ceiling spotlighting and double glazed window to side.



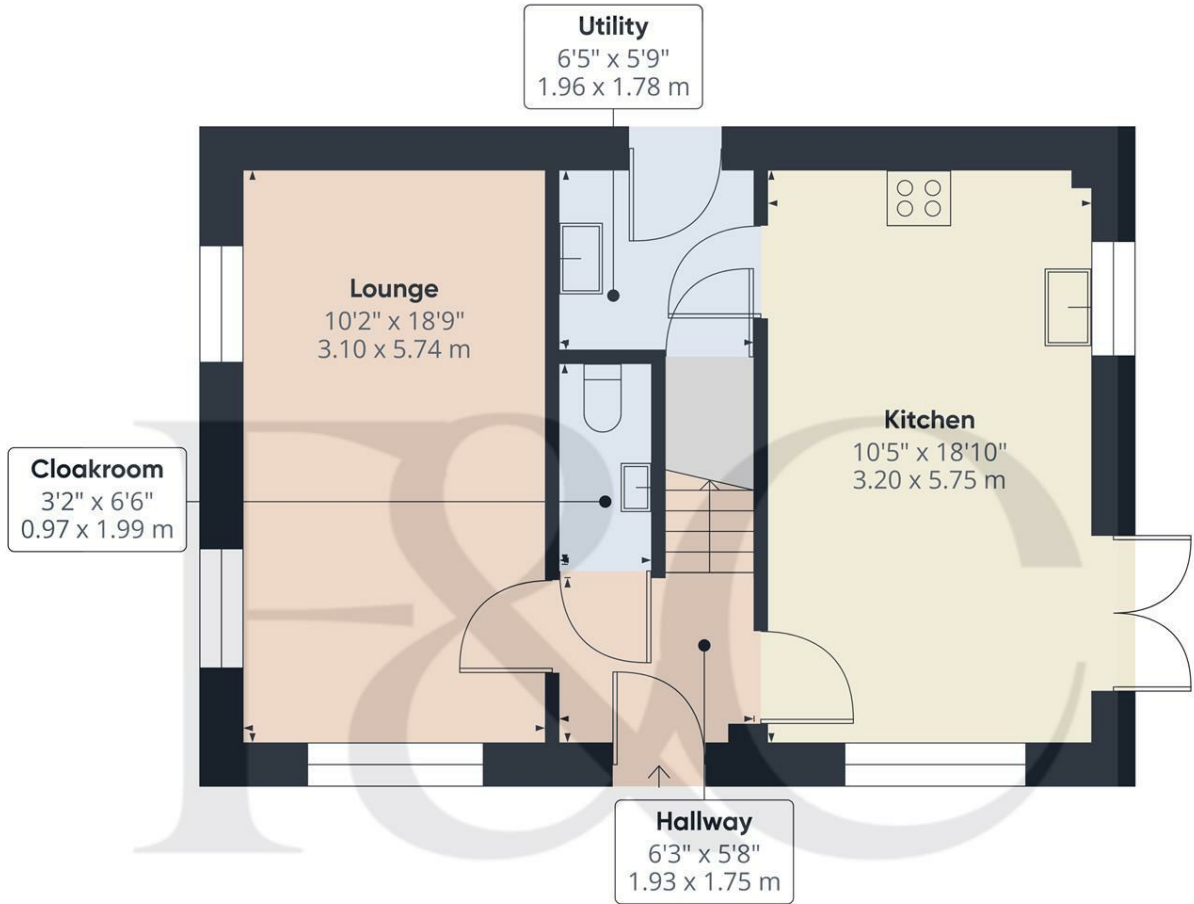
## Outside

To the rear of the property is a larger than average plot with a good degree of privacy for an estate property. Featuring a large lawn and patio, raised decked area, raised decked seating area and gravel section with adjacent raised borders containing shrubs. The garden is bounded by closed lat and timber fencing and walling, with side gate giving access to the driveway which provides off-road parking for two vehicles.



## Council Tax Band D





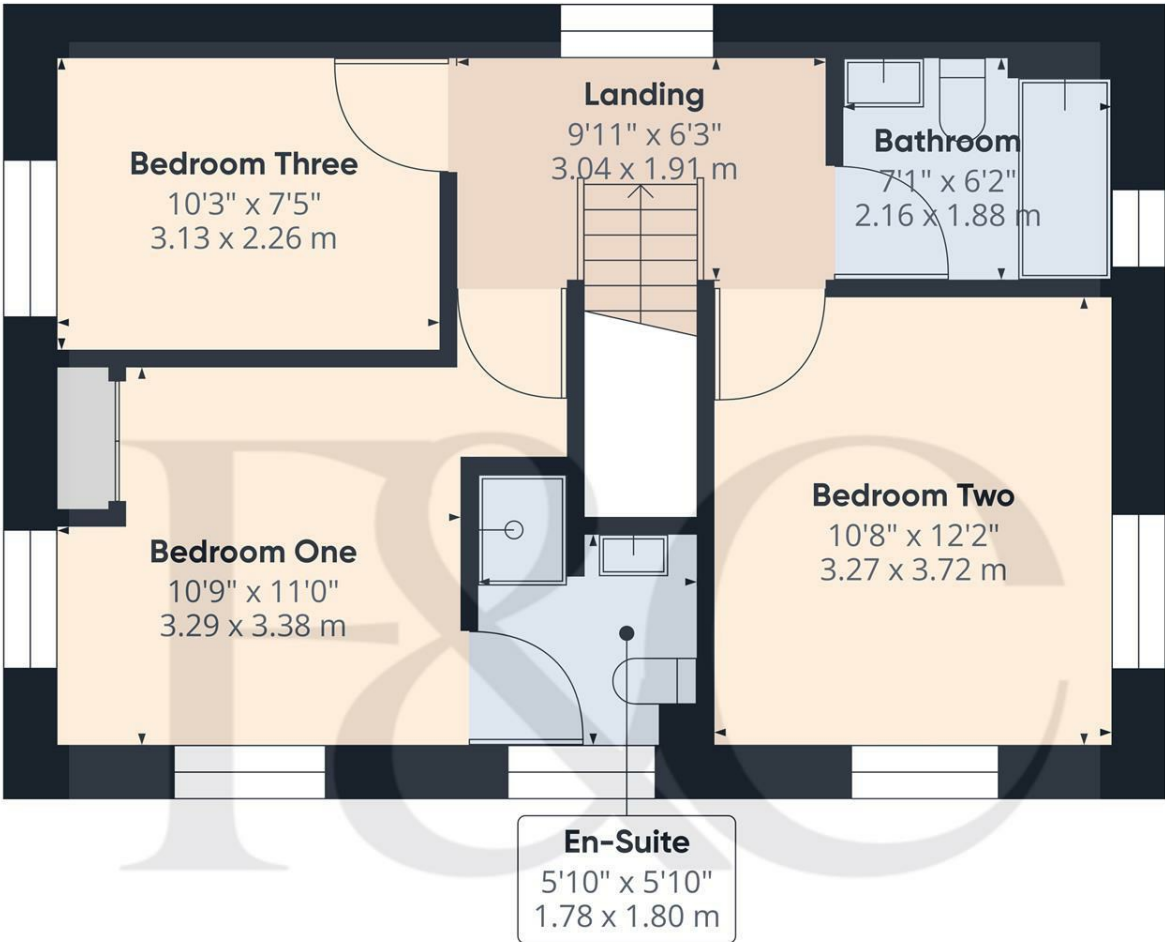
Floor 0

Approximate total area<sup>®</sup>  
521.94 ft<sup>2</sup>  
48.49 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>®</sup>  
472.54 ft<sup>2</sup>  
43.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>80</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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27 Parsons Green  
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Council Tax Band: D  
Tenure: Freehold

