



4 Bed House - Detached

5 Richardson Way, Langley Country Park, Derby DE22 4NR
Offers Around £365,000 Freehold



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**Fletcher
& Company**

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- Modern Detached Family Home
- Built by Redrow in 2019 (NHBC Guarantee Remaining)
- Entrance Hallway, Cloaks WC, Lounge & Separate Dining Room
- Spacious Open Plan Dining Kitchen
- Four Bedrooms & Family Bathroom
- Master Bedroom with En-Suite Shower Room
- Driveway & Detached Single Garage
- Low Maintenance Landscaped Rear Garden with Artificial Lawn
- Delightful Edge of Estate Location
- Ecclesbourne School Catchment

ECCLESBOURNE SCHOOL CATCHMENT AREA - EDGE OF ESTATE LOCATION - A most attractive four bedroom detached property, occupying this delightful edge of estate location with views over a nature pond and green area, The property is situated in the sought after Langley Country Park development and was built by Redrow Homes in 2019 to a high specification and has a 10 year NHBC Warranty.

Built by Redrow Homes in 2019 . The property has been constructed to their usual high specification and the accommodation has upvc double glazing, gas central heating and in brief comprises: entrance hallway, cloakroom wc, lounge with french doors leading to the rear garden and a spacious dining kitchen. The first floor landing leads to four well proportioned bedrooms, with the master bedroom suite having an en-suite shower room and family bathroom.

Outside there are gardens to front with a driveway to the side with space for two/three cars and this leads to a single detached brick built garage. There is an attractive landscaped garden to the rear with artificial grass lawned area with the garden being enclosed by a fence panelled boundary.

THE LOCATION

Langley Country Park is a sought after modern development located close to Mickleover. This is an extremely popular residential suburb of Derby approximately 4 miles from the City centre combining a range of local amenities including supermarket, general range of shops and leisure facilities including Mickleover Golf course. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Entrance through composite double glazed entrance door into the entrance hallway with grey woodgrain effect Karndean flooring, central heating radiator, ADT serviced alarm, smoke alarm, staircase leading to first floor landing and panelled doors giving access to under-stairs storage cupboard, downstairs cloaks/WC, lounge, dining room and living/dining kitchen.

Cloaks/WC

Fitted with a white two-piece suite comprising wall mounted ceramic wash handbasin with porcelain tiled splash-back, low level WC with chrome push button flush, grey woodgrain effect Karndean flooring, central heating radiator, extractor fan and wall mounted central heating thermostat.

Dining Room

12'7"into bay x 9'10" (3.84m"into bay x 3.00m")

With central heating radiator and uPVC double glazed box style bay window to the front elevation.



Lounge

13'11"x 13'8" (4.24m"x 4.17m")

With grey woodgrain effect Karndean flooring, tv point, central heating radiator, uPVC double glazed French doors opening onto rear garden and double opening doors giving access to spacious open plan living/dining kitchen.



Spacious Open Plan Living/Dining Kitchen

23'11"x 11'1"maximum (7.29m"x 3.38m"maximum)



Kitchen Area

Fitted with a range of Heritage Green panelled units with pewter effect handles and Quartz marble effect worksurface over with matching splash-back, undermounted stainless steel one and a half bowl sink with chrome monobloc mixer tap and draining grooves built into worksurface, integrated appliances comprising AEG stainless steel electric double oven and grill with gas four ring hob and stainless steel extractor unit over, integrated tall fridge freezer, integrated AEG dishwasher, wall mounted cupboard housing the Vaillant combination boiler, recessed LED downlighters, grey woodgrain effect Karndean flooring and uPVC double glazed window to the front elevation.



Dining Area

With grey woodgrain effect Karndean flooring, central heating radiator, recessed LED downlighters, composite double glazed door giving access to side driveway and uPVC double glazed French doors with matching side panel windows opening onto rear garden.



FIRST FLOOR

Landing

With loft access, smoke alarm, central heating radiator, panelled doors giving access to all four bedrooms and bathroom and boiler cupboard housing the pressurised hot water cylinder.

Master Bedroom

12'5" x 10'2" (3.78m x 3.10m)

With central heating radiator, uPVC double glazed window to the front elevation and door giving access to en-suite shower room.



En-Suite Shower Room

8'5"x 3'11" (2.57m"x 1.19m")

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, wall mounted ceramic wash handbasin with chrome monobloc mixer tap, double width shower with wall mounted chrome mains-fed shower unit and sliding glazed door, porcelain tiled splash-backs, grey woodgrain effect Karndean flooring, shaver point, extractor fan, wall mounted chrome ladder style heated towel rail and recessed LED downlighters.



Bedroom Two

11'5"x 9'5" (3.48m"x 2.87m")

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

Bedroom Three

10'5"x 10'2" (3.18m"x 3.10m")

With central heating radiator, tv point and uPVC double glazed window to the front elevation.



Bedroom Four

8'7"x 8'4" (2.62m"x 2.54m")

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

Contemporary Bathroom

6'11"x 6'7" (2.11m"x 2.01m")

Fitted with a white three-piece suite comprising wall mounted ceramic wash handbasin with chrome monobloc mixer tap, wall mounted mirrored storage cabinet, low level WC with chrome push button flush, panelled bath with glazed shower screen, porcelain tiled splash-back areas, grey woodgrain effect Karndean flooring, monochrome ladder style heated towel rail, recessed LED downlighters, extractor fan and uPVC obscure double glazed window to the rear elevation.



OUTSIDE



Frontage & Driveway

Outside there are gardens to front a driveway to the side with space for two/three cars and this leads to a single detached brick built garage.

Single Detached Brick Built Garage

Fitted with up and over door and having the benefit of power and light.

Enclosed Rear Garden

There is an attractive landscaped garden to the rear with artificial grass lawned area, planting borders, paved pathway and patio with a covered seating area. The garden has a timber framed shed and is enclosed by a fence panelled boundary with gated access to the driveway

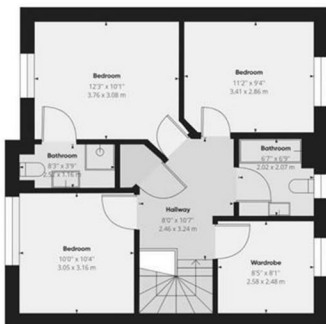


Open View Towards Pond and Green Area





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1264.52 ft²
117.48 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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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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