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Richardson Way
Langley Country Park, Derby
Offers in excess £400,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT AREA - An extended 'Miller' built detached family home that has been presented to a stylish theme and improved by the current vendors and features a spacious contemporary dining kitchen with superb open plan garden room with bi-folding doors leading to the landscaped rear garden. The property occupies this delightful edge of estate position on the ever popular Langley Country Park and falls within the noted Ecclesbourne School Catchment area.

This stylish family home in brief comprises: entrance hallway, downstairs wc, beautiful living room with bay window and media wall, spacious dining kitchen and superb open plan garden room with bi-folding doors and velux windows. Upstairs, there are four well proportioned bedrooms and family bathroom. The primary bedroom also has built in wardrobes and en-suite shower room.

Outside, the landscaped garden has been beautifully landscaped and comes complete with a hot tub and summerhouse/office ideal for home working. There is a single width driveway with EV charger and a detached single garage.





The Detail

This extended detached four-bedroom home has been thoughtfully designed and presented to a stylish theme throughout.

The entrance hallway features dark wood-effect flooring, which continues into the kitchen and garden room for a cohesive and modern look. There is a beautiful living room located at the front of the property with bay window and comes complete with a bespoke media unit, recessed space for a flat-screen TV and soundbar, and a remote-control fireplace.

The open-plan kitchen and garden room form the heart of the home. High-gloss white units are paired with slate-effect worktops and matching splashbacks, alongside a full suite of integrated Zanussi appliances, including a double oven, gas hob, microwave and dishwasher. There is open plan access from the dining kitchen leading to a superb garden room with Bi-folding aluminium doors open to the garden, complemented by angled windows and recessed LED lighting, creating a bright and versatile setting ideal for entertaining.

Upstairs, there are four well-proportioned bedrooms, including the primary bedroom with built-in wardrobes and a contemporary en-suite shower room. The two rear-facing rooms enjoy garden views, while a modern family bathroom serves the remaining bedrooms.

Outside, the low-maintenance rear garden features Indian sandstone paths, a composite deck seating area, artificial lawn, and a timber-framed summer house with power – ideal for use as a home office or studio. A side driveway with EV charger and detached brick garage provide practical and secure parking.







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The Location

Langley Country Park is superb modern development offering excellent access to urban amenities. Ideal for families, it sits within the Ecclesbourne School catchment area, with a bus service running from opposite the development, directly to the school for added convenience.

Residents will appreciate the nearby local Co-op, providing everyday essentials, as well as a well-maintained pathway surrounding the development, perfect for walking or cycling. For those who enjoy outdoor leisure, the expansive Markeaton Park is just a short distance away, offering a range of recreational activities and green space. The development itself is family-friendly, featuring a park with a children's play area that the property overlooks, making it an ideal position for young families.

In addition, the development is ideally positioned for access to Derby University and Derby Royal Hospital. Mickleover Village is situated close by, offering a wide variety of amenities, including a supermarket, pubs, restaurants, cafes, a gym, and a golf course. Mickleover is a vibrant and well-connected village, making it an excellent place to live, work, and relax.

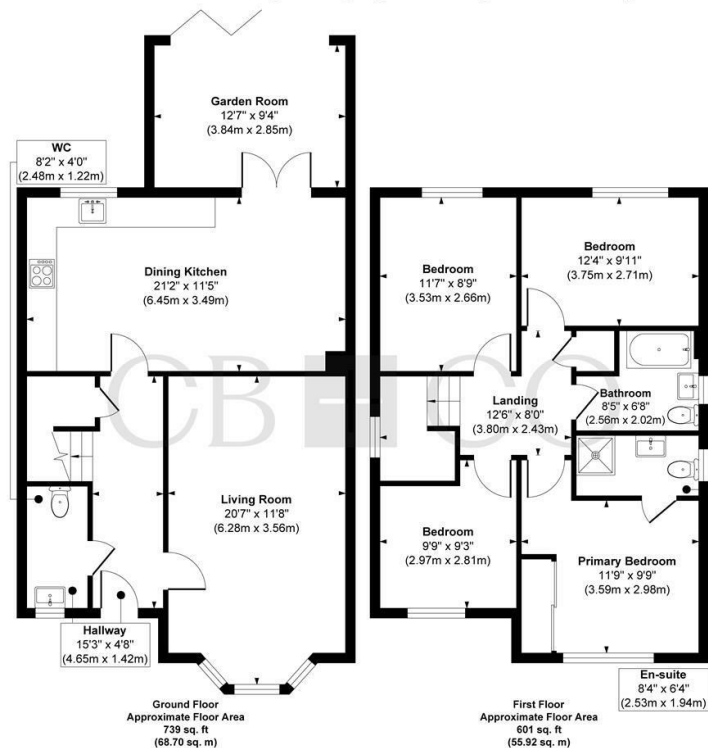
The area also boasts a selection of charming country pubs, including the Bluebell and the Horseshoes, both offering fantastic food options and a warm, welcoming atmosphere.







Richardson Way, Langley Country Park, Derby



Approx. Gross Internal Floor Area 1340 sq. ft / 124.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Superb Extended Detached Family Home
- Ecclesbourne School Catchment Area
- Built By Miller Homes in 2015 - Extended with Superb Garden Room
- Entrance Hallway, Downstairs WC, Living Room with Bay Window
- Superb Dining Kitchen with Open Plan Garden Room with Bi-Folding Doors
- Four Bedrooms, En-Suite Shower Room & Bathroom
- Driveway, EV Charger & Single Detached Garage
- Superb Low Maintenance Landscaped Gardens with Hot Tub & Summer House
- Easy Access to Excellent Local Amenities in Mickleover
- Close to Open Countryside

Size

Approx 1340.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E

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Let's *Talk*

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