









# welcome to

# **Clarissa Close, Derby**

This spacious family home in the heart of Langley Country Park boasts five bedrooms, two ensuites, a family bathroom, a lounge, a kitchen diner, a utility room, a cloakroom, an integral double garage, off-road parking, and both a front and rear garden, and is ideally located for access to amenities.













### **Entrance Hallway**

Entrance hall with doors through to the lounge, kitchen diner, cloakroom, and integral garage, and provides access to the stairs to the first floor.

## Lounge

17' 5" x 11' 7" ( 5.31m x 3.53m )

With carpeted flooring, a double glazed bay window to the front elevation, central heating radiator, and double doors leading to the kitchen diner.

#### Cloakroom

With tiled flooring, central heating radiator, low level w/c, wash hand basin.

#### **Kitchen Diner**

33' 5" x 9' 3" ( 10.19m x 2.82m )

Fitted kitchen comprising of a stainless steel sink set in a base unit, further matching base, wall and drawer units, integrated appliances such as an oven, gas hob, and overhead extractor hood, space for further appliances, and a large dining/living area. With patio doors to the rear garden, a door to the utility, tiled flooring, a double glazed window to the rear, and a radiator.

## Utility

8' 1" x 6' 4" ( 2.46m x 1.93m )

With laminate flooring, sink set in a base unit, further base unit, space for washing machine.

## Landing

With carpeted flooring, central heating radiator, doors leading to the bedrooms and bathroom.

### **Master Bedroom**

16' x 14' (4.88m x 4.27m)

With windows to the front elevation, central heating radiators, fitted wardrobes, door leading to the ensuite.

## **En-Suite**

With tiled flooring, low level w/c, wash hand basin, shower compartment, aluminium heated towel rail.

#### **Bedroom Two**

11' 8" x 10' (3.56m x 3.05m)

With a window to the rear elevation, carpeted flooring, central heating radiator, with a door to the en-suite.

#### **En-Suite**

With tiled flooring, low level w/c, wash hand basin, shower compartment, aluminium heated shower rail.

#### **Bedroom Three**

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

With a window to the rear elevation, central heating radiator, carpeted flooring.

#### **Bedroom Four**

11' 6" x 9' 1" ( 3.51m x 2.77m )

With a window to the rear elevation, central heating radiator, laminate flooring.

#### **Bedroom Five**

11' 2" x 9' 5" ( 3.40m x 2.87m )

With a window to the front elevation, central heating radiator, carpeted flooring.

#### **Bathroom**

With a window to the side elevation, tiled flooring, low level w/c, wash hand basin, bath with overhead shower attachments, aluminium heated towel rail.

## Garage

16' 2" x 15' 6" ( 4.93m x 4.72m )

A double garage with garage doors to the front, with a door to the entrance hallway.

#### **External**

To the front of the property there is a half laid-tolawn garden and a tarmac driveway leading to the double garage with a paved walkway to the entrance doorway. To the rear there is a private and enclosed rear garden with a patio area and a walkway to the other patio leading to the laid to lawn garden, with a shed in the rear corner.





## welcome to

# Clarissa Close, Derby

- Double garage with driveway
- Five well-presented bedrooms
- Downstairs w/c, two en-suites and a family bathroom
- Private and enclosed rear garden
- Spacious kitchen/diner

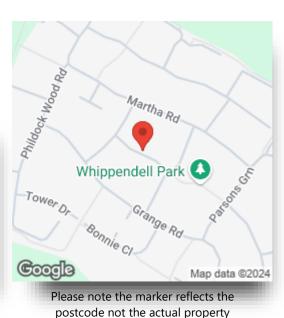
Tenure: Freehold EPC Rating: B

£475,000









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