



27 Langford Road, Mickleover, Derby, DE3 0PD

£350,000

This superb detached four-bedroom house, situated in a quiet cul-de-sac, offers a modern kitchen, two reception rooms, ample parking, and a well-maintained garden, making it the ideal family home enriched by local amenities, nearby schools, and outdoor activities.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Presenting for sale, a superb detached house nestled in a quiet cul de sac, enriched with local amenities, nearby schools, walking and cycling routes. This property is in good condition and is an ideal family home.

The house boasts a generous layout with four bedrooms, a modern kitchen, and two delightful reception rooms. The bedrooms are well proportioned, with two spacious double bedrooms, complete with built-in wardrobes in the master bedroom, and two charming single bedrooms. The family bathroom is well-appointed, offering a three-piece suite for your convenience.

The kitchen is a chef's delight, fitted with modern appliances and providing a garden view, perfect for overseeing children at play or simply enjoying the serene outdoor space. The home also includes two reception rooms. The first, a lounge, is bay fronted and features a cosy fireplace, making it an ideal space for relaxation. The second reception room, a dining area, is highlighted by large windows allowing a flood of natural light and providing a lovely garden view. This room also offers direct access to the garden, creating an ideal setting for entertaining guests or family dining.

A unique feature of this property is the outdoor space. It includes off-street parking, a carport, and a garage, providing ample room for your vehicles. A well-maintained garden presents a peaceful retreat or a safe play area for children.

This property is a perfect blend of comfort, convenience, and practicality, making it a fantastic choice for families. It's not just a house; it's a home ready to welcome its new owners.

Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure upvc double glazed main entrance door.

Lounge

16'11" x 15'1" (5.18 x 4.61)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, Adam style fireplace with living flame gas fire, radiator, tv and telephone points.

Dining Room

12'2" x 8'0" (3.71 x 2.45)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden, radiator.

Kitchen

12'4" x 6'10" (3.77 x 2.09)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to Oak effect with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, integrated fridge freezer, under counter space and plumbing for appliances.

Guest Cloakroom/WC

Carpeted and neutrally decorated with front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

Stairs/Landing

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, airing cupboard with wall mounted Vaillant gas combination boiler, access to roof space.

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Bedroom One

12'3" x 9'0" (3.75 x 2.75)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes with bridging unit, bedside tables and chest of drawers, radiator.

Bedroom Four

8'8" x 5'10" (2.65 x 1.8)



Carpeted and neutrally decorated with front aspect upvc double glazed window, built in cupboard, radiator.

Bedroom Two

11'4" x 9'0" (3.47 x 2.75)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom

5'6" x 6'2" (1.69 x 1.9)



Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps and electric shower over, fully tiled walls, chrome heated towel rail.

Bedroom Three

9'3" x 6'0" (2.82 x 1.83)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

OUTSIDE



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Frontage and Driveway



To the front you will find a block paved driveway. Directly to the right hand side you will find further parking via a Tarmacadam driveway. This driveway leads on to the detached garage via a covered carport.

Garage

A detached single garage with light, power and electric roller shutter door.

Rear Garden



An enclosed, modestly proportioned garden which has been landscaped to provide lawn, with some paved patio and herbaceous planting.

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2107.35 a year (£175.61 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

For further Material Information about this property please visit: <https://moverly.com/sale/4yRvzezFRmqY94K8KB9zsy/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers



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should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1200pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

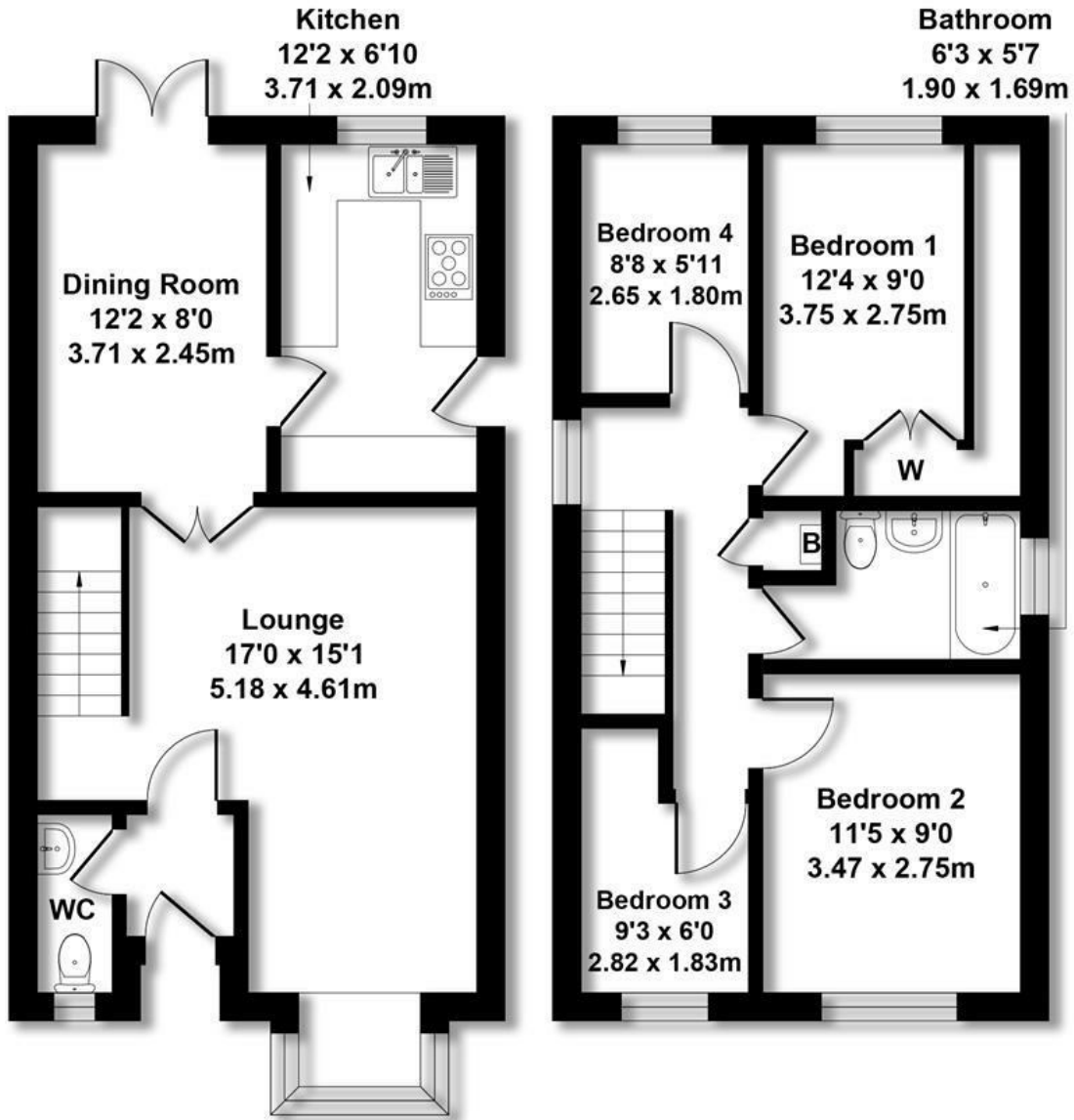
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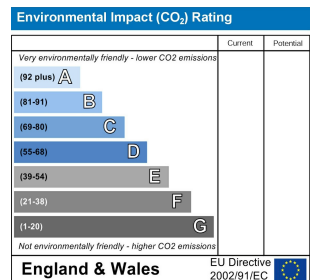
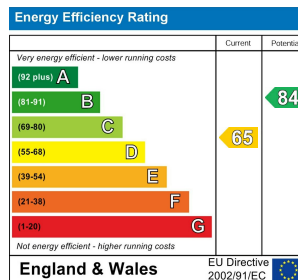
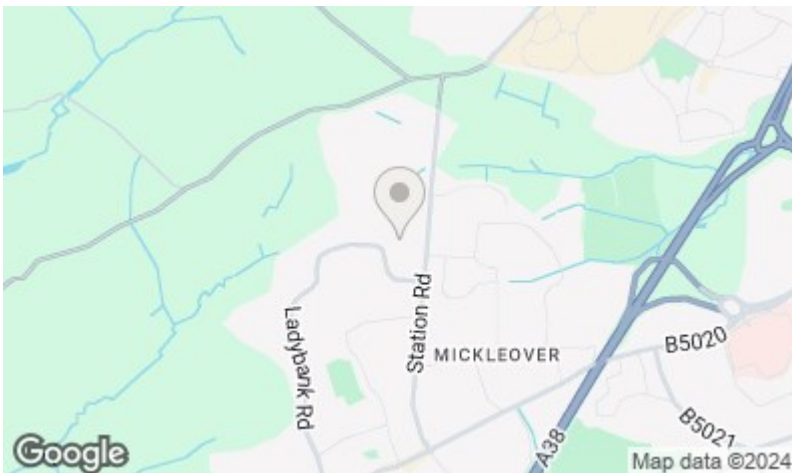
Approximate Gross Internal Area
915 sq ft - 85 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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