

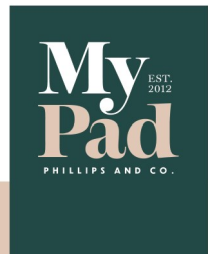
4 Bed House - Detached

Price £415,000

 Phildock Wood Road, Langley Country Park, Derby, DE22 4PH



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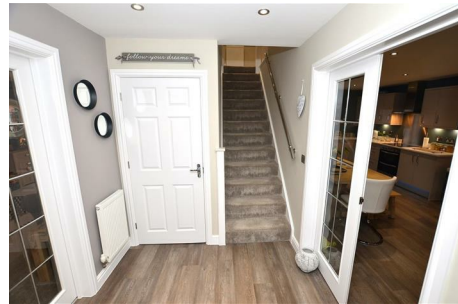
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Arguably one of the best examples of its type to be brought to the market. This impressive high specification detached family home of 122 square metres occupies a sizeable landscaped corner westerly facing plot within this highly aspirational enclave and is located within the sought after Ecclesbourne Community School catchment. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated house briefly comprises; wide reception hall, guest's cloakroom / Wc, light and spacious sitting room, well equipped dining kitchen, utility room. On the first floor a galleried landing leads to four bedrooms (Principal bedroom with shower room en-suite) and main bathroom with four piece suite. Outside are well tended gardens, a two car driveway and detached garage. The property is freehold. Council tax band E. Energy rating B.

Reception Hall



Having composite and opaque double glazed entrance door, feature wood grain effect Karndean vinyl floor, radiator, large full height cloaks cupboard, LED down lighters, two UPVC double glazed windows to front aspect and staircase to first floor.



Guest's Cloakroom/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs, contrasting wood grain effect Karndean vinyl floor, radiator, ceiling LED down lighters and extractor fan.

Sitting Room 21'0" x 11'8" (6.42 x 3.57)



Having television and media connection points, two radiators, UPVC double glazed window to front aspect and UPVC double glazed French doors with adjacent windows giving views and access over the mature landscaped westly facing rear garden.



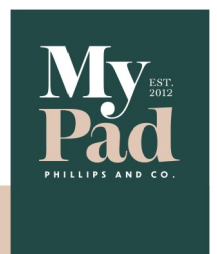
Dining Kitchen 21'0" x 11'6" (6.42 x 3.51)



Having a full range of high gloss, soft close fitted wall, base and drawer units with contemporary chrome handles, feature quartz working surfaces with matching splash backs and built in drainer,

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inset stainless steel sink bowl with vegetable preparation bowl and hot and cold mixer tap, black glass four ring induction hob with stainless steel splash back, canopy extractor hood with down lighter, electric fan assisted double oven and grill, concealed larder fridge, freezer and dish washer, under cupboard halogen low level down lighting, wood grain effect Karndean vinyl floor, television connection point, two radiators, ceiling LED down lighters and UPVC double glazed windows to both front and rear aspects.



Utility Room 6'8" x 6'1" (2.05 x 1.86)



Having high gloss soft close, wall and base cupboards with contemporary chrome handles, feature quartz working surfaces with matching splash back and built in drainer, inset stainless steel sink bowl with hot and cold mixer tap, concealed wall mounted combination gas boiler, space and plumbing for automatic washing machine, understairs storage cupboard, wood grain effect Karndean vinyl floor, ceiling LED down lighters, radiator, wall mounted extractor fan and composite and opaque double glazed door to rear garden.

First Floor Landing



With access to roof space, bulk head airing cupboard (housing the pressurised hot water cylinder), radiator, ceiling LED down lighters and UPVC double glazed window to rear aspect.



Principal Bedroom 12'9" x 11'8" maximum (3.90 x 3.57 maximum)



Having a built in wardrobe with sliding mirrored doors (having ample hanging rail and shelving space), television connection point, radiator, UPVC double glazed window to front aspect and door to-



Shower Room En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower with feature fixed head mains fed drench shower, chrome and glass shower screen and door. complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, fitted mirrored cabinet with LED back light, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to front aspect.

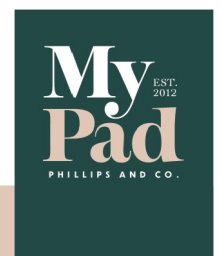
Bedroom Two 11'11" x 8'9" (3.64 x 2.67)



Having a built in wardrobe with sliding mirrored door and having ample hanging rail and shelving space, radiator and UPVC double glazed window to rear aspect.



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Bedroom Three 12'0" x 9'3" (3.68 x 2.83)



Having television connection point, radiator and UPVC double glazed window to front aspect.

Bedroom Four 8'2" x 8'0" (2.49 x 2.45)



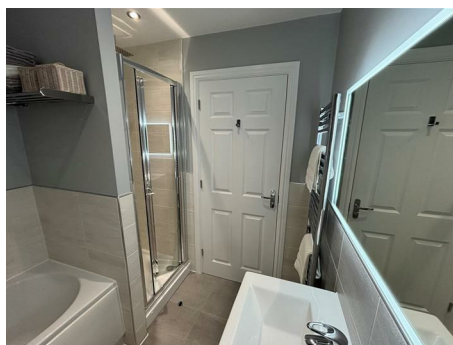
Having a radiator and UPVC double glazed window to rear aspect.



Main Bathroom



Having modern white four piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit, panelled bath and walk in tiled shower with feature fixed head mains fed drench shower, bi-fold chrome and glass shower door. complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, fitted mirror with LED back light, ceiling LED down lighters, shaver socket, ceiling extractor fan and UPVC opaque double glazed window to front aspect.



Outside



The property occupies a corner westerly facing mature landscaped plot, at this popular residential address, sited within the renowned Ecclesbourne Community School catchment area. To the front and side is an open plan lawned fore garden with mature shrubs, whilst to the rear is a tarmac driveway giving car standing

space for two/three cars, which in turn leads to the detached brick garage, measuring internally 5.16 x 2.78, having up and over door, boarded pitch tiled roof space, fitted work bench and supplied with power and light. A wooden access gate in turn leads to the sizeable westerly facing rear garden, enclosed by brick walling together with close panelled fencing, laid to a shaped lawn with full width Cotswold style patio area, pathway, shrubbed borders, outside electric point, security lighting, cold water tap and gated access to the side revealing an ancillary bin store.



Please Note

For added security purposes, a burglar alarm system has been installed to include the house and garage.

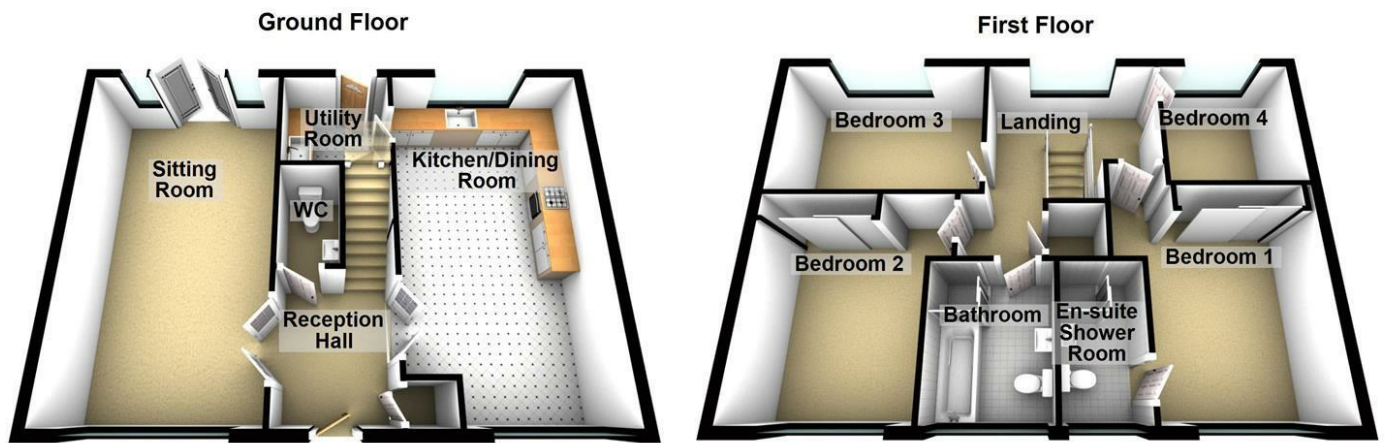
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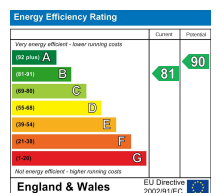
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