

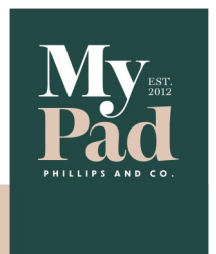
# 3 Bed House - Townhouse

Offers over £240,000

 Bonnie Close, Langley Country Park, Derby, DE22 4PN



[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25



# 3 Bed House - Townhouse

# £240,000

 Bonnie Close, Langley Country Park, Derby, DE22 4PN

Superior stylish light and spacious mews home situated in this sought after locality within the renowned Ecclesbourne Secondary School catchment area. Gas centrally heated and UPVC double glazed throughout with tasteful decoration. In brief; reception hall, guest's cloakroom / Wc, sitting room, well equipped dining kitchen boasting Silestone working surfaces together with integrated appliances. On the first floor a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside is a two car forecourt and landscaped rear garden. The property is freehold. Energy rating B. Council tax band C.

## Reception Hall

Having composite and opaque double glazed entrance door, ceramic tiled floor and radiator.

## Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with complimentary ceramic tiled splash backs, contrasting ceramic tiled floor, ceiling extractor fan and radiator.

## Sitting Room 17'11" x 11'3" plus stair width (5.47 x 3.43 plus stair width)



Having television and media connection points, radiator, deep under-stairs storage cupboard, UPVC double glazed window to front aspect and staircase to first floor.

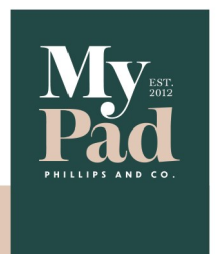


## Dining Kitchen 14'2" x 8'0" (4.33 x 2.45)



Having a range of high quality shaker style, soft close fitted wall, base and drawer units with feature Silestone working surfaces incorporating splash backs, complimentary ceramic tiled splash backs with contrasting vinyl floor, inset stainless steel sink bowl with adjacent vegetable preparation bowl, hot and cold mixer tap, integrated stainless steel four burner gas hob with electric fan assisted double oven and grill, concealed larder fridge and freezer, space and

[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25





# 3 Bed House - Townhouse

# £240,000

 Bonnie Close, Langley Country Park, Derby, DE22 4PN

plumbing for automatic washing machine, concealed wall mounted combination gas boiler, radiator, UPVC double glazed window and UPVC double glazed French doors giving views and access over the landscaped rear garden.



## First Floor Landing

With access to roof space, radiator and full height airing/storage cupboard.

## Principal Bedroom 11'6" x 10'9" (3.52 x 3.28)



Having a recessed built in wardrobe, radiator, television connection point and UPVC double glazed window to rear aspect. A door leads to the:-



## Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in double shower with chrome mains fed shower, chrome and glass sliding door and screen, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, chrome heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

## Bedroom Two 10'5" x 8'10" (3.20 x 2.71)



Having radiator and UPVC double glazed window to front aspect.

## Bedroom Three 8'11" x 7'4" (2.72 x 2.26)



Having radiator and UPVC double glazed window to front aspect.

## Main Bathroom

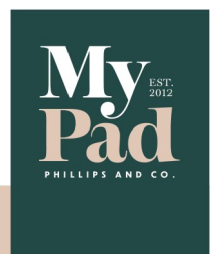


Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and deep panelled bath with chrome mains fed shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and ceiling extractor fan.

## Outside



[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25



# 3 Bed House - Townhouse

£240,000

 Bonnie Close, Langley Country Park, Derby, DE22 4PN

The property occupies a delightful position at this sought after residential address, sited within the renowned Ecclesbourne Secondary School catchment area. To the front is a tarmac two car fore court, with the rear garden being enclosed by close panelled fencing, laid to a shaped lawn with full width patio area and pathway, raised planters, cold water tap, garden and security lighting and gated side access to front.

[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25

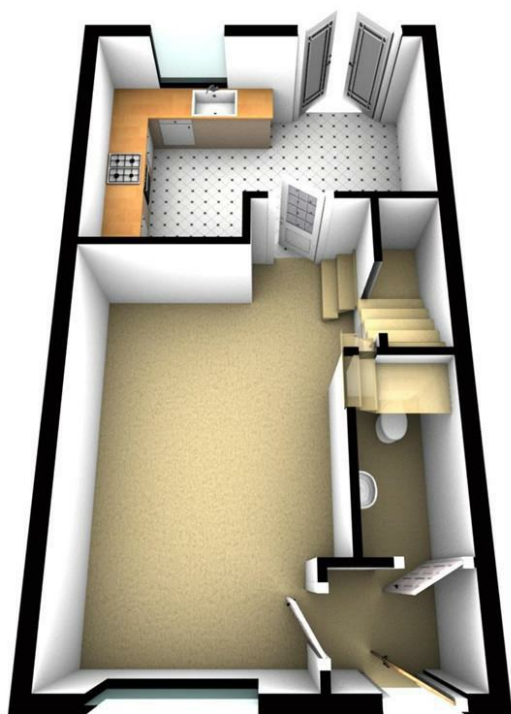
**My** EST. 2012  
**Pad**  
PHILLIPS AND CO.

# 3 Bed House - Townhouse

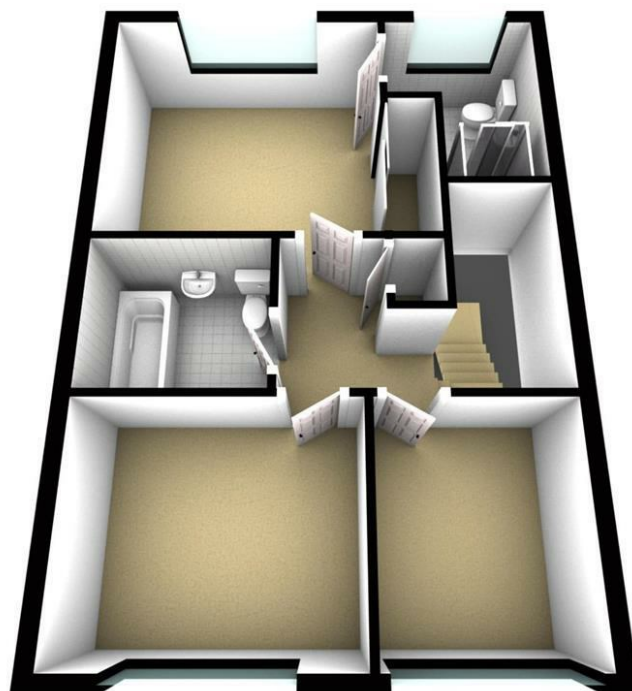
# £240,000

 Bonnie Close, Langley Country Park, Derby, DE22 4PN

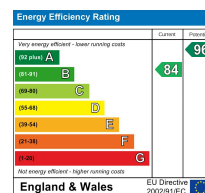
### Ground Floor



### First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.mypadsales.co.uk](http://www.mypadsales.co.uk)

01332 40 25 25

