

5 Bed House - Detached

Price £555,000

Clarissa Close, Derby, DE22 4NZ




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Welcome to Clarissa Close, Langley Country Park, Derby - a truly exceptional executive property that has just hit the market for the very first time. This stunning detached house boasts not only a prime location but also a spacious plot carefully selected by the sellers for its size and desirability.

Upon entering, you are greeted by an elegant reception room, together with a bespoke dining kitchen with family / media area offering ample space for entertaining guests or simply relaxing. With five generously double sized bedrooms, there is no shortage of room for the whole family to spread out and make themselves at home.

The property features three modern bathrooms, ensuring convenience and comfort for all residents. Constructed by Miller Homes, this stunning residence stands out as an exemplary model of its kind, with high-quality finishes, expensive upgrades and parkland views that truly set it apart from the rest.

Situated in the renowned Ecclesbourne Secondary School catchment area, this home offers a fantastic opportunity for families looking to secure a top-tier education for their children. Don't miss out on the chance to make this exceptional property your own - schedule a viewing today and step into the future of luxurious living at Clarissa Close.

The property is under NHBC warranty until 2026.

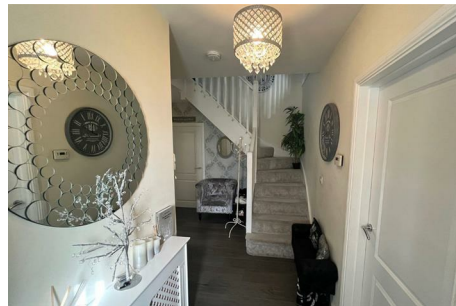
Canopied Storm Porch

Council tax band F.
To:-

Reception Hall



Having composite and opaque double glazed regency style entrance door, ceramic tiled floor, radiator, door to garage and elegant staircase to first floor.



Guests Cloak Room/WC



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

Lounge 17'2" x 11'8" (5.24 x 3.58)



Having two radiators, television and media connection points, UPVC double glazed cant bay window to front aspect and twin butler doors opening out into the:-



Dining Kitchen/Family Room 33'6" x 9'4" (10.22 x 2.86)


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Bespoke Kitchen Area



Having a range of white high gloss, soft close fitted wall, base and drawer units with contemporary chrome handles, feature mirror white quartz granite working surfaces incorporating splash backs together with an inset stainless steel sink bowl, matching vegetable preparation bowl and extendable hot and cold mixer tap, integrated five burner gas hob with canopy extractor hood and down lighter, twin electric fan assisted double oven and grill, integrated fridge/freezer and dish washer, ceramic tiled floor, low level LED lighting, ceiling LED down lighters, UPVC double glazed window and door to utility room.

Dining/Family Media Area



Having ceramic tiled floor, radiator, television connection point, two UPVC double glazed French doors giving views and access over the sizeable landscaped rear garden.



Utility Room 7'4" x 6'4" (2.24 x 1.95)

Having a range of high gloss units to include a full height storage cupboard together with a low level base cupboard, feature mirror white quartz granite working surface incorporating an inset stainless steel sink bowl with hot and cold mixer tap, granite tiled floor, radiator, wall mounted extractor fan, concealed recently upgraded combination gas boiler (Under warranty until 2027) and composite and opaque double glazed door to side aspect.

First Floor Landing



With airing cupboard (housing the pressurised hot water cylinder), radiator and access to roof space.



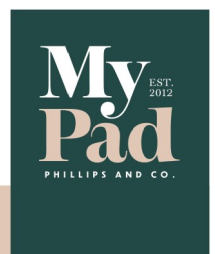
Principal Bedroom 16'0" x 14'0" (4.88 x 4.27)



A superior luxury room having a range of quality fitted 'coconut ice slide' wardrobes, two radiators, television connection point and two UPVC double glazed windows to front aspect (offering delightful parkland views). A door leads to the:-



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Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower cubicle with mains fed shower, chrome and glass shower cabinet with bi-fold door, complimentary ceramic tiled walls with contrasting vinyl floor, chrome heated towel rail, shaver socket, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

View From Main Bedroom



Bedroom Two 14'7" x 10'0" maximum (4.46 x 3.06 maximum)



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



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in tiled shower cubicle with mains fed shower, chrome and glass bi-fold shower door, complimentary ceramic tiled walls with contrasting vinyl floor, chrome heated towel rail, shaver socket, ceiling LED down lighters, wall

mounted extractor fan and UPVC opaque double glazed window to side aspect.

Bedroom Three 11'4" x 9'6" (3.46 x 2.91)



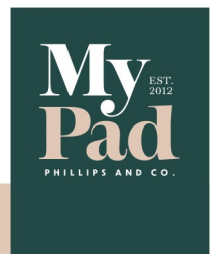
Currently used as a dressing room and having television connection point, radiator and UPVC double glazed window to rear aspect.

Bedroom Four 11'6" x 9'6" (3.53 x 2.90)




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

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Bedroom Five 11'7" x 9'4" (3.55 x 2.85)



Having laminated wood effect floor, television connection point, radiator and UPVC double glazed window to front aspect.

Main Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep panelled bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a substantial mature landscaped plot at this sought after enclave. To the front is an open plan lawned fore garden with low maintenance shrubbed borders, with an adjacent tarmac driveway giving car standing space for two/three cars. This in turn leads to the integral brick garage, measuring internally 4.95 x 4.74m, having two up and over doors, internal personal door and supplied with power and light.

At the side of the property, a wooden access gate leads to the professionally landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, separate sun terrace, outside cold water tap, garden and security lighting together with a timber potting shed.



Please Note

For added security purposes a burglar alarm system has been installed.

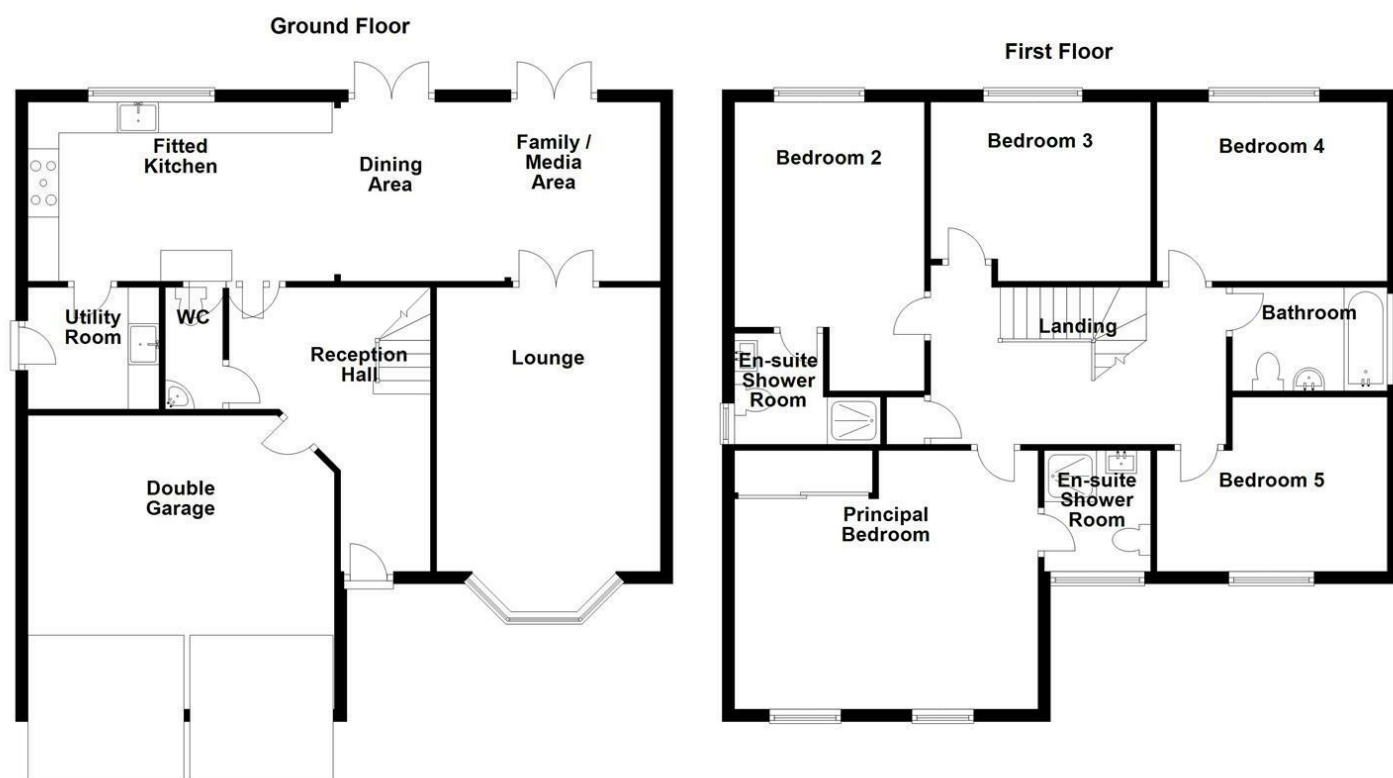
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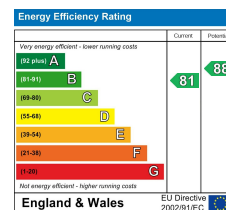
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