

# 3 Bed House - Detached

Price £325,000

 Richardson Way, Langley Country Park, Derby, DE22 4NS



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Take the video tour of arguably the best example of its type. A superior modern detached family home of 95 square metres, located at this highly aspirational address within the renowned Ecclesbourne Secondary School catchment area, having been the subject of a comprehensive and meticulous upgrade programme by the current owners to provide impressive high specification accommodation which must be viewed to be appreciated. This delightful tastefully appointed house offers light and spacious accommodation and is sited on a professionally landscaped low maintenance plot with a driveway and larger than average garage (boasting an electronic motorised garage door). In brief; reception hall, guest's cloakroom / Wc, sitting room, well equipped dining kitchen with beautiful orangery off. On the first floor a landing leads to three generous bedrooms (Principal bedroom with built in wardrobes together with a shower room en-suite) and main bathroom. The property is sold freehold. Council tax band C. Energy rating B. Please note. The second and third bedrooms are converted into one. The seller will convert this back to two bedrooms if required.

## Reception Hall



Having composite and opaque double glazed entrance door, wood grain effect vinyl floor, feature period style radiator, deep understairs storage cupboard and dog legged staircase to first floor.



## Guests Cloak Room/WC



Having modern contemporary 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, radiator and ceiling extractor fan.

## Sitting Room 16'2" x 10'10" (4.95 x 3.32)



Having television and media connection points, feature period style radiator, UPVC double glazed windows to both front and side aspects with UPVC double glazed French doors giving views and access over the landscaped rear garden.



## Dining Kitchen 16'1" x 10'11" (4.92 x 3.35)



Having a full range of high gloss soft close fitted wall, base and drawer units with feature granite working surfaces incorporating a drainer with vegetable preparation bowl and stainless steel sink with hot and cold mixer tap, matching splash backs with contrasting wood grain effect vinyl floor, integrated AEG stainless steel five burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, space and plumbing for American style fridge freezer, dish washer and automatic washing machine, concealed Baxi wall mounted combination gas boiler, period style radiator and UPVC double glazed window to front aspect.

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## First Floor Landing



## Shower Room/En Suite



## Orangery 10'5" x 8'8" (3.20 x 2.65)



Having ceramic tiled floor (having underfloor heating), feature glass atrium roof with LED down lighters, UPVC double glazed window to side aspects and double glazed bif-fold doors giving views and access over the landscaped rear garden.

With access to roof space, full height storage cupboard and UPVC double glazed window to front aspect.

## Principal Bedroom 9'10" x 9'6" (3.00 x 2.90)



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

Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower with Mira electric shower, complimentary ceramic part tiled walls with contrasting slate effect vinyl floor, chrome heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

## Bedroom Two 12'1" x 8'10" (3.70 x 2.71)



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



## Bedroom Three 7'0" x 13'2" plus wardrobe recess (2.14 x 4.02 plus wardrobe recess)



Having a range of quality full width mirrored built in wardrobes, radiator and UPVC double glazed window to rear aspect.

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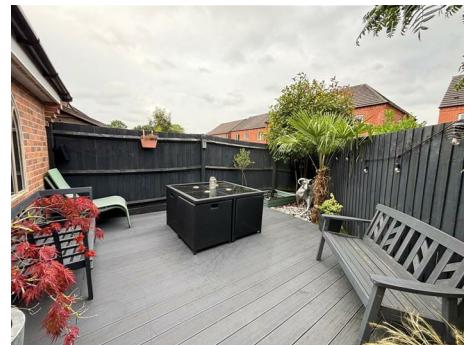
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plot. To the front is a wrought iron and hedged boundary together with an open plan lawned fore garden. An adjacent tarmac driveway gives car standing space for two cars, with a cold water tap and leads to the sizeable detached brick garage, measuring internally 6.05 x 3.08, having an electronic motorised up and over garage door, pitched tiled roof space and supplied with power and light. At the side of the property a wooden access gate leads to the low maintenance landscaped rear garden, enclosed by close panelled fencing, laid to patio area which in turn leads to a composite decked area with mature shrubbed borders and garden lighting.



## Main Bathroom



Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep panelled bath with Mira electric shower over, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.



## Outside



The property occupies a sought after position at this popular residential address, standing on a professionally landscaped low maintenance corner

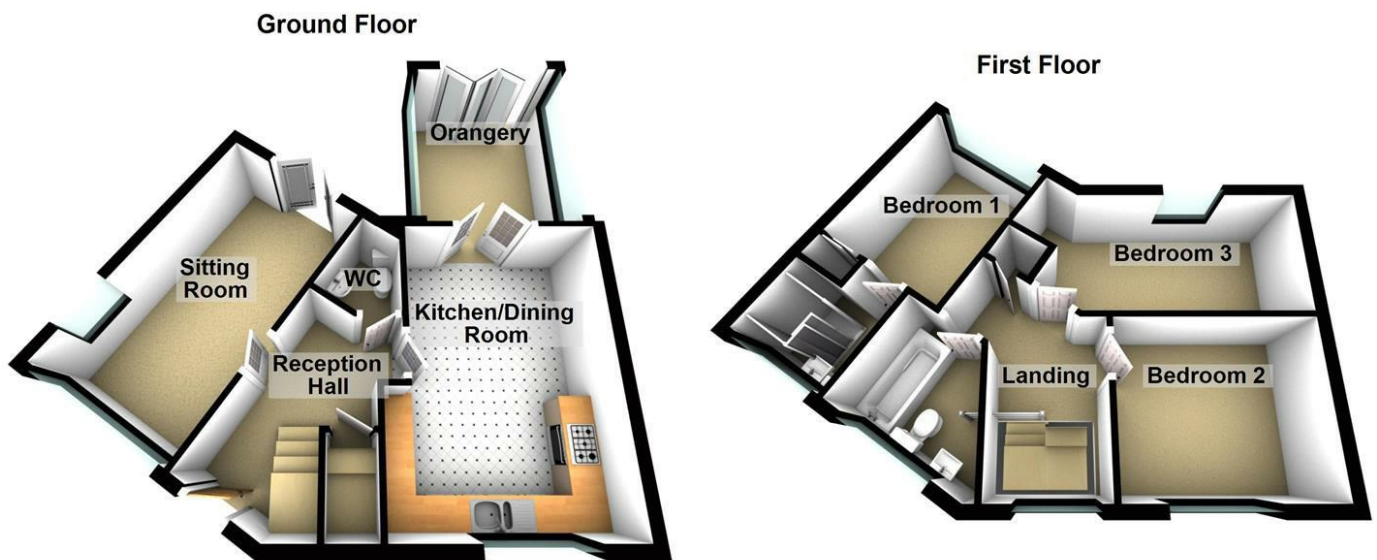
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	81	92
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - very high running costs	G		

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