

# 3 Bed House - Semi-Detached

Price £259,950

📍 Skitteridge Wood Road, Langley Country Park, Derby, DE22 4PD



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A delightful modern semi detached family home situated in the renowned Ecclesbourne Secondary School catchment area and located on a larger than average plot in this highly sought after enclave. Gas centrally heated and UPVC double glazed throughout. In brief; reception hall, guest's cloakroom / Wc, bay fronted sitting room, well equipped dining kitchen. On the first floor a landing leads to three bedrooms (En-suite to principal bedroom) and main bathroom. Outside is a two car driveway and established gardens. The property is sold freehold. Council tax band C. Energy rating C.

## Reception Hall

Having composite and opaque double glazed entrance door, wood grain effect vinyl floor and radiator.

## Guests Cloak Room/WC



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

## Sitting Room 17'6" x 12'2" plus stair recess (5.35 x 3.71 plus stair recess)



Having television and media connection points, two radiators, dog legged staircase to first floor and UPVC double glazed cant bay window to front aspect.



## Dining Kitchen 15'11" x 9'10" (4.86 x 3.02)



Having a range of shaker style, soft close wall, base and drawer units with wood grain effect laminated working surfaces, inset stainless steel sink top with side drainer, vegetable preparation bowl and hot and cold water tap, space and plumbing for both automatic washing and dish washer, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed wall mounted combination gas boiler, space for fridge freezer, slate effect vinyl floor, radiator, ceiling LED down lighters, UPVC double glazed window with adjacent French doors

giving views and access over the rear garden.



## First Floor Landing

With access to roof space and bulk head storage cupboard.

## Bedroom One 9'7" x 10'9" plus wardrobe recess (2.93 x 3.28 plus wardrobe recess)



Having recessed built in wardrobes, radiator and UPVC double glazed window to rear aspect.

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**Bedroom Three 6'11" x 6'9"**  
(2.13 x 2.08)



## Shower Room/En Suite



Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and recessed tiled shower cubicle with electric shower, chrome and glass bi-fold shower door, complimentary ceramic part tiled walls with contrasting vinyl floor, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

**Bedroom Two 10'5" x 8'9" (3.18 x 2.67)**



Having radiator and UPVC double glazed window to front aspect.

Having radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with complimentary ceramic tiled splash backs, ceiling LED down lighters, radiator, vinyl floor, extractor fan.

## Outside



The property occupies a mature plot at this highly sought after residential locality. To

the front is a mature shrubbed fore garden with adjacent tarmac driveway giving car standing space for two cars. A wooden access gate in turn leads to the rear garden, enclosed by close panelled fencing, laid to lawn with timber decked and Cotswold patio area with cold water tap and garden lighting.



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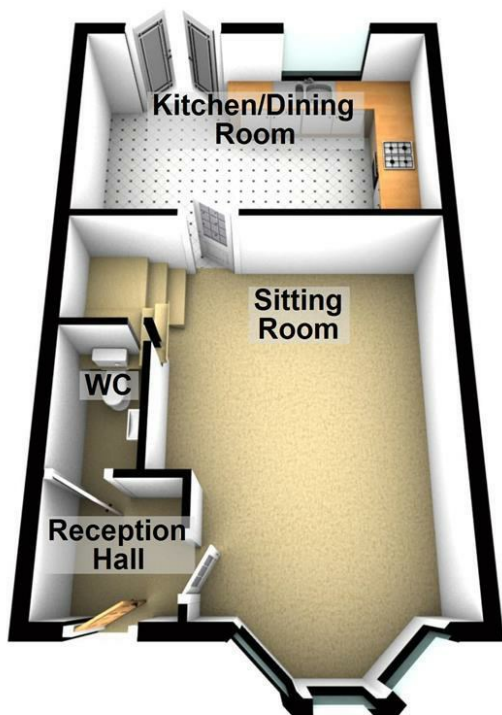
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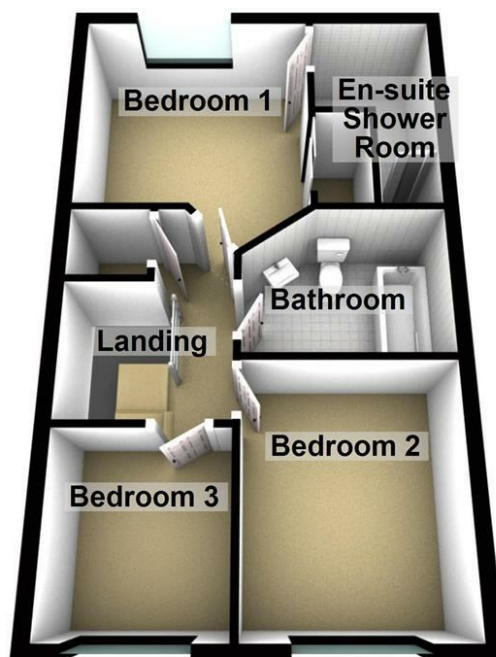
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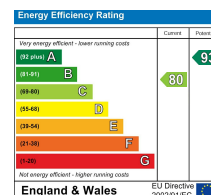
Ground Floor



First Floor



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