

3 Bed House - Semi-Detached

Price £275,000

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



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BY PAD GROUP

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Take the video tour of arguably the best example of its type to be brought to the market this year. Standing on a professionally landscaped plot within this highly sought after enclave and sited within the renowned Ecclesbourne Secondary School catchment, this delightful home requires a full inspection to appreciate the location and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated house briefly comprises: reception hall, guest's cloakroom / Wc, sitting room, superior well equipped dining kitchen boasting a range of integrated appliances. On the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is a two car forecourt and well established gardens. The property is sold freehold. Council tax band B. Energy rating B.

Canopied Storm Porch

To:-

Reception Hall

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

Guests Cloak Room/WC



Having modern contemporary white two piece suite comprising; low centre flush wc and wall mounted floating wash hand basin with complimentary ceramic tiled splash backs, contrasting wood grain effect vinyl floor, radiator and UPVC opaque double glazed window to side aspect.

Sitting Room 13'4" x 12'11" plus stair width (4.07 x 3.94 plus stair width)



Having a radiator, television and media connection points, UPVC double glazed window to front aspect and dog legged staircase to first floor.



Dining Kitchen 16'5" x 9'1" (5.02 x 2.77)



Having a range of high gloss, soft close fitted wall, base and drawer units with laminated working surfaces together with matching splash backs, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed larder fridge and freezer, space and plumbing for both automatic

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washing machine and slimline dish washer, wood grain effect vinyl floor, radiator, concealed Baxi wall mounted combination gas boiler, UPVC double glazed window to rear aspect and UPVC double glazed French doors giving views and access over the landscaped rear garden.



First Floor Landing

With access to roof space and bulk head storage cupboard.

Principal Bedroom 12'0" x 8'8" (3.68 x 2.65)



Having a built in wardrobe, radiator, television connection point and UPVC double glazed window to rear aspect.



Bedroom Two 10'5" x 8'0" (3.19 x 2.44)



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



Bedroom Three 8'3" x 7'6" (2.52 x 2.29)



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

Bathroom



Having a modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap over, frameless glass shower screen, 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.

Outside



The property occupies a sizeable mature professionally landscaped plot, at this popular residential address, sited within the renowned Ecclesbourne School catchment area. To the front is a two car fore court with adjacent wooden gate, leading to the landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with full width lime stone effect with matching path way, mature shrubbed borders, cold water tap, outside double electric point, Also included in the sale, is the timber potting shed (supplied with power).

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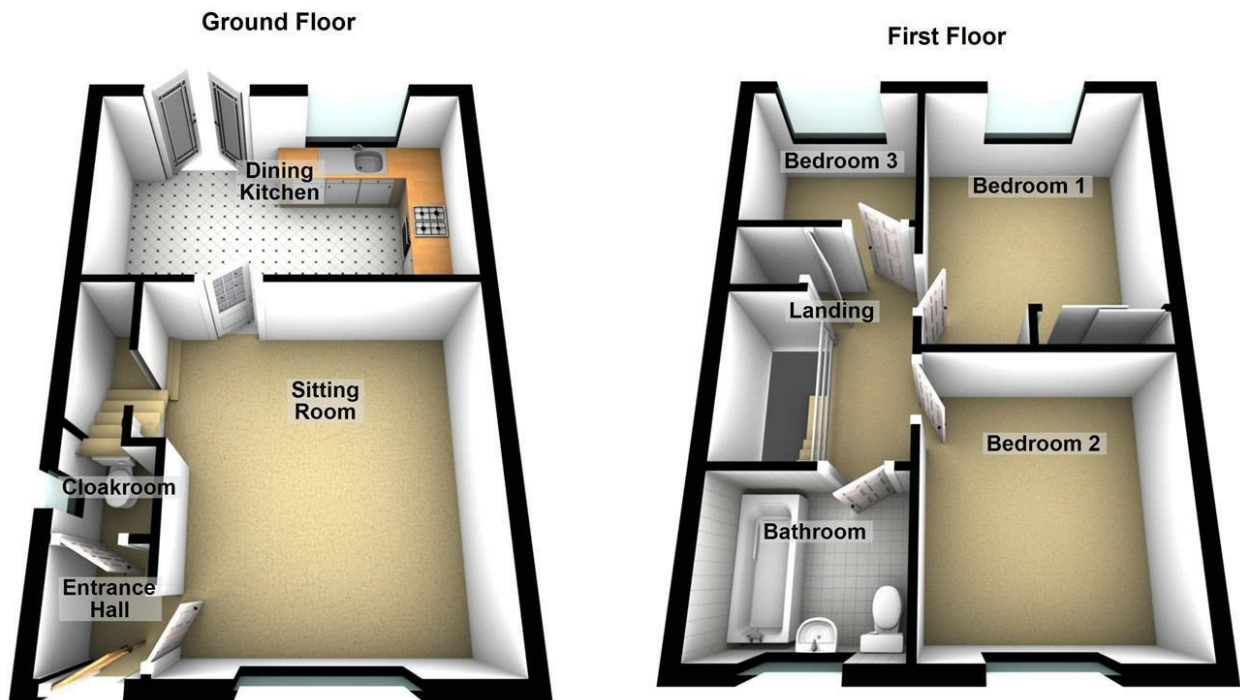
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current 94
A	62
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	