

3 Bed House - Semi-Detached

Price £265,000



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



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Situated in the desirable Langley Country Park development, this beautifully presented three-bedroom semi-detached home offers modern living in a prime residential area. Ideal for families and professionals alike, the property falls within the highly regarded Ecclesbourne Secondary School catchment.

The accommodation features a stylish open-plan kitchen/diner with contemporary fittings, a bright and spacious lounge, ground floor WC, three well-proportioned bedrooms including a principal bedroom with en-suite, and a modern family bathroom. Outside, the property benefits from a private rear garden and driveway parking.

Located close to local amenities, parks, and excellent transport links into Derby and beyond, this is a fantastic opportunity to acquire a turnkey home in one of Derby's most sought-after neighbourhoods.

The property is sold freehold. Council tax band C. Energy rating B.

Reception Hall

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

Guest's Cloakroom / Wc

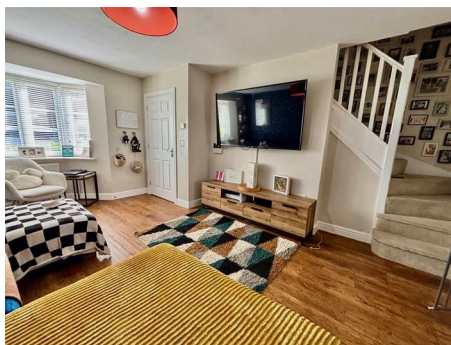


Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with tiled splash backs, ceramic tiled floor, radiator and ceiling extractor fan.

Sitting Room 16' 1" plus bay x 12' 1" max (4.88m 0.30m plus bay x 3.66m 0.30m max)



Having wood grain effect tiled floor, two radiators, television and media connection points, staircase to first floor and UPVC double glazed cant bay window to front aspect.



Dining Kitchen 15' 1" max x 9' 1" max (4.57m 0.30m max x 2.74m 0.30m max)



Having a range of modern handleless soft close fitted wall, base and drawer units with undercupboard lighting, laminated rolled edge working surfaces, inset granite composite sink top with side drainer, vegetable preparation bowl and extendable hot and cold mixer tap, space and plumbing for automatic washing machine, inset

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stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed larder fridge, freezer and dish washer, ceramic tiled floor, ceiling LED down lighters, radiator, television connection point and UPVC double glazed window with matching UPVC double glazed French doors to rear garden.



First Floor Landing

With access to roof space (having pull down loft ladder, the loft being partially boarded and supplied with light) and airing cupboard.

Principal Bedroom 10' 5" max x 9' 5" max (3.05m 1.52m max x 2.74m 1.52m max)



Having recessed built in wardrobe, television connection point, radiator and UPVC double glazed window.



Bedroom Two 10' 4" max x 8' 7" max (3.05m 1.22m max x 2.44m 2.13m max)



Having radiator and UPVC double glazed window to front aspect.



Bedroom Three 6' 1" max x 6' 1" max (1.83m 0.30m max x 1.83m 0.30m max)



Currently used as a dressing room and having radiator and UPVC double glazed window to front aspect.

Shower Room/En suite



Having refitted modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in tiled shower cubicle with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting floor, powder coated heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

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Bathroom



tap, garden and security lighting.

Also included in the sale are the two timber sheds (one being supplied with power and light).

Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, powder coated heated towel rail, ceiling LED down lighters and extractor fan.

Outside



The property occupies a sought after plot in this highly aspirational locality, sited within the renowned Ecclesbourne Secondary School catchment area. To the front is a shrubbed fore garden with adjacent tarmac driveway, giving car standing space for two cars. A wooden access gate in turn leads to the landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with raised timber decked entertaining area, Indian sand stone patio area and pathway, tree barked shrubbed borders, cold water

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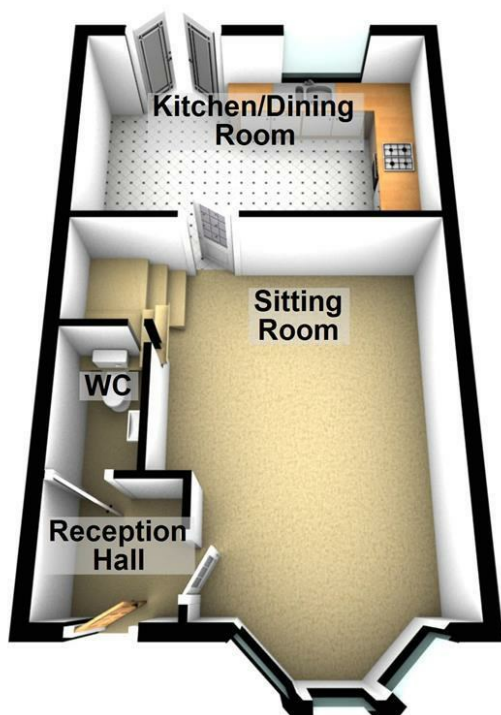
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			93
(81-92) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	