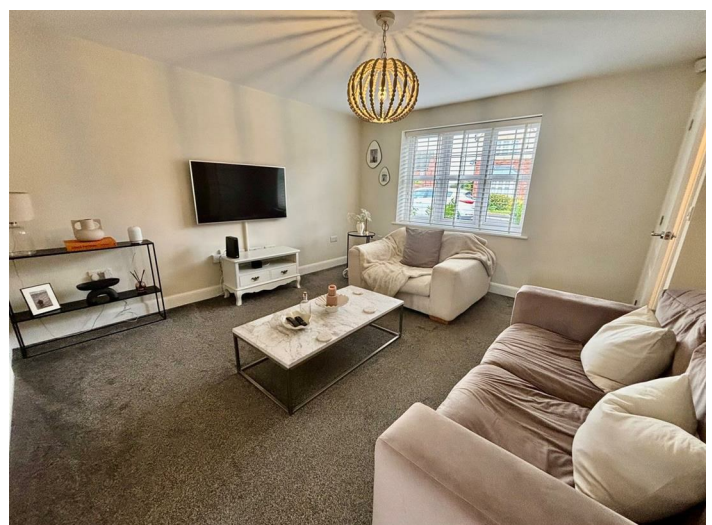


3 Bed House - Semi-Detached

Price £269,950

 Phildock Wood Road, Langley Country Park, Derby, DE22 4PH



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Take the video tour. Situated within the desirable Langley Country Park area of Derby, this superb modern semi-detached home on Phildock Wood Road offers an exceptional living experience. With its prime location, this property is situated within the highly sought-after Ecclesbourne Secondary School catchment, making it an ideal choice for families seeking quality education for their children.

The house boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. The modern design is complemented by a stylish bathroom, ensuring convenience for both residents and guests. The property features a single reception room that serves as a welcoming space for entertaining or unwinding after a long day.

This home is finished to a high specification, showcasing contemporary fixtures and fittings that enhance its appeal. The thoughtful layout maximises both space and light, creating a warm and inviting atmosphere throughout.

Given its excellent location, modern amenities, and family-friendly features, viewing this property is essential. It presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this delightful property your own. The property is sold freehold. Council tax band B. Energy rating B.

Reception Hall



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

Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with tiled splash backs, radiator, ceiling tiled floor and UPVC opaque double glazed window to side aspect.

Sitting Room 14'2" x 13'5" plus stair width (4.32 x 4.11 plus stair width)



Having television and media connection points, two radiators and UPVC double glazed window to front aspect.



Dining Kitchen 16'6" x 9'1" (5.03 x 2.77)



Having a range of high gloss, soft close fitted wall, base and drawer units with contemporary chrome handles, laminated working surfaces with matching splash backs, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, integrated stainless steel four burner gas hob with matching splash back, canopy extractor hood with down lighter, eye level matching fan assisted oven and grill, integrated larder fridge, freezer, slim line dish washer and washing machine, feature wood grain effect Karndean vinyl floor, radiator, UPVC double glazed window to rear aspect, concealed Potterton wall mounted combination gas boiler and UPVC double glazed French doors giving views and access over the landscaped south easterly facing rear garden.

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Bedroom Two 10'3" x 7'10" (3.14 x 2.41)



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

Bedroom Three 8'2" x 7'7" (2.51 x 2.32)



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

Main Bathroom



Having modern contemporary white three

piece suite comprising; low centre flush wc, pedestal wash hand basin and deep panelled bath with chrome mains fed shower, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

Outside



The property occupies a south easterly facing landscaped plot, at this ever popular residential address, sited within the renowned Ecclesbourn School catchment area. To the front is an open plan lawned fore garden with an adjacent double width driveway, giving car standing space for two cars. An access gate and pathway lead to the rear garden, enclosed by close panelled fencing, laid to a shaped lawn with full width patio area, gravelled sun terrace, shrubbed borders, cold water tap and timber potting shed.



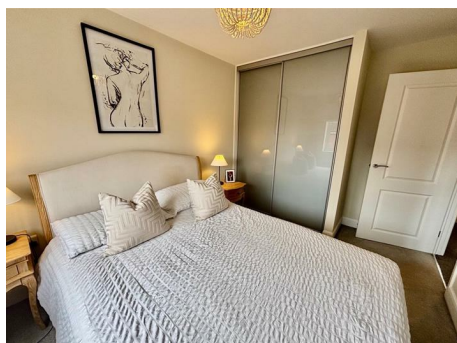
First Floor Landing

With access to roof space (being partially boarded), bulb head storage cupboard and UPVC double glazed window to side aspect.

Principal Bedroom 12'1" x 8'8" (3.69 x 2.66)



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



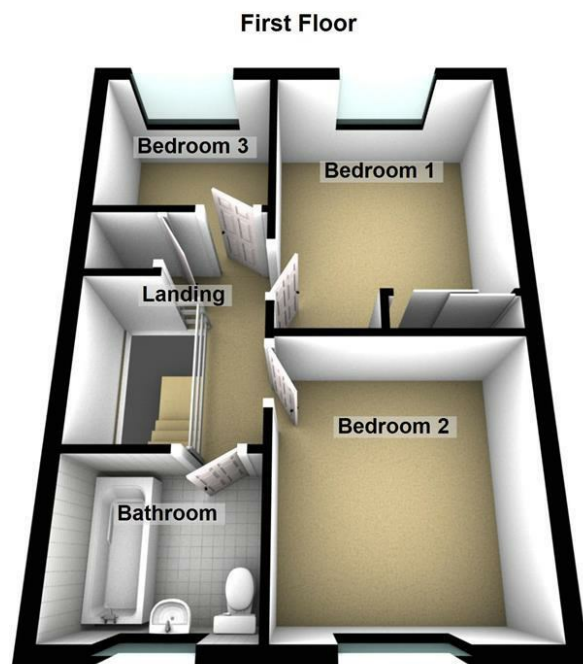
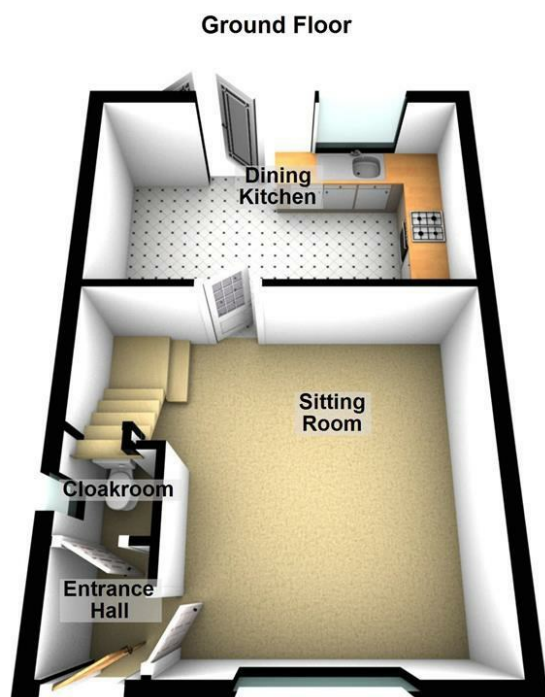
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B			
(69-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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