

# 3 Bed House - Townhouse

£1,250 PCM

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



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AVAILABLE IMMEDIATELY - UNFURNISHED - £288.46 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1442.23 REQUIRED AT START OF TENANCY, PLUS FIRST MONTHS RENT - Nestled in this sought after cul-de-sac position, within the highly desirable Langley Country Park in Derby, this exceptional townhouse presents an outstanding opportunity for families and professionals alike. Boasting three well-proportioned bedrooms this property is designed for both comfort and convenience.

As you enter, you are welcomed into a spacious reception room that offers a perfect setting for relaxation and entertaining. The high specification of the home is evident throughout, ensuring a contemporary living experience that meets the demands of modern life. The thoughtfully landscaped plot enhances the appeal of the property, providing a delightful outdoor space for leisure and enjoyment.

One of the standout features of this home is its location within the sought-after Ecclesbourne Secondary School catchment area, making it an ideal choice for families seeking quality education for their children. Additionally, the property includes two dedicated parking spaces, a valuable asset in this popular neighbourhood.

Council tax band B. Energy rating C.

## Reception Hall

Having composite and opaque double glazed entrance door and Karndean vinyl floor.

## 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, Karndean vinyl floor, radiator and ceiling extractor fan.

## Sitting Room 14'2" x 13'6" plus stair depth (4.33 x 4.13 plus stair depth)



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



## Dining Kitchen 16'5" x 8'2" (5.02 x 2.49)



Having a range of high gloss, soft close fitted wall, base and drawer units with contemporary chrome handles, integrated stainless steel four burner gas hob, concealed larder fridge and freezer, electric eye level fan assisted oven and grill, space and plumbing for slim line dish washer and automatic washing machine, wood grain effect laminated working surfaces, complimentary ceramic tiled splash backs with contrasting Karndean vinyl floor, concealed Baxi wall mounted combination gas boiler, inset stainless steel sink top with side drainer, hot and cold mixer tap, radiator, UPVC double glazed window and adjacent UPVC double glazed French doors giving views and access over the private landscaped rear garden.

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## First Floor Landing

With access to roof space (being partially boarded) and bulk head storage cupboard.

## Principal Bedroom 12'0" x 8'8" (3.67 x 2.65)



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



## Bedroom Two 10'4" x 8'0" (3.17 x 2.44)



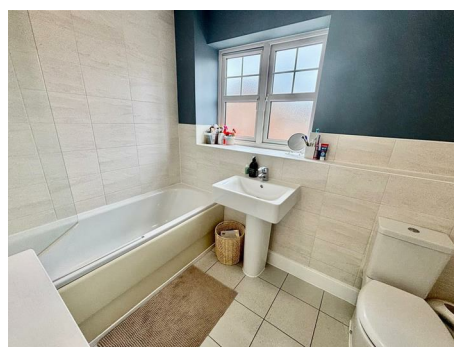
Having a radiator and UPVC double glazed window to front aspect.

## Bedroom Three 8'2" x 7'5" (2.50 x 2.27)



Having radiator and UPVC double glazed window to rear aspect.

## Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal

wash hand basin and panelled bath with chrome mains fed shower over, frameless glass shower screen, complimentary ceramic tiled splash backs with contrasting Karndean vinyl floor, wall mounted extractor fan, radiator and UPVC opaque double glazed window to front aspect.

## Outside



The property occupies a professionally landscaped plot, at this sought after residential address, sited within the renowned Ecclesbourne School catchment area. To the front is an open plan low low-maintenance Astroturf fore garden with two allocated car parking spaces, together with a separate visitor parking space. The rear garden is professionally landscaped, enclosed by close panelled fencing, laid to an artificial lawn with an Indian sandstone patio area, Cotswold style sun terrace with a separate pathway, raised mature shrubbed borders with garden seating together with outside electric point, cold water tap, security lighting, timber potting shed (supplied with power and light) and gated rear access.



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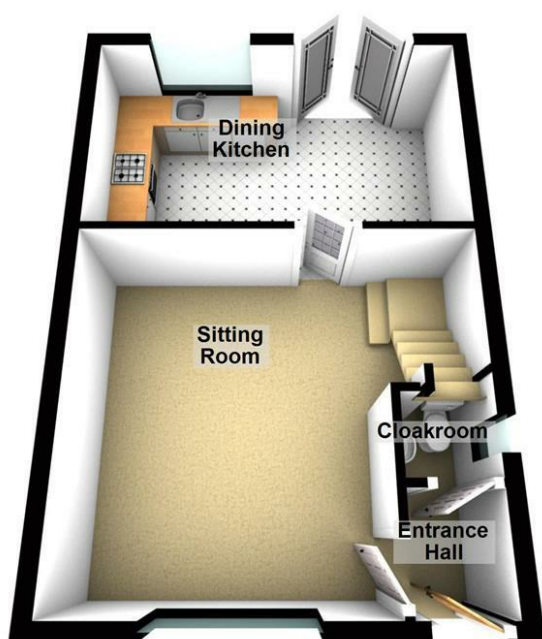
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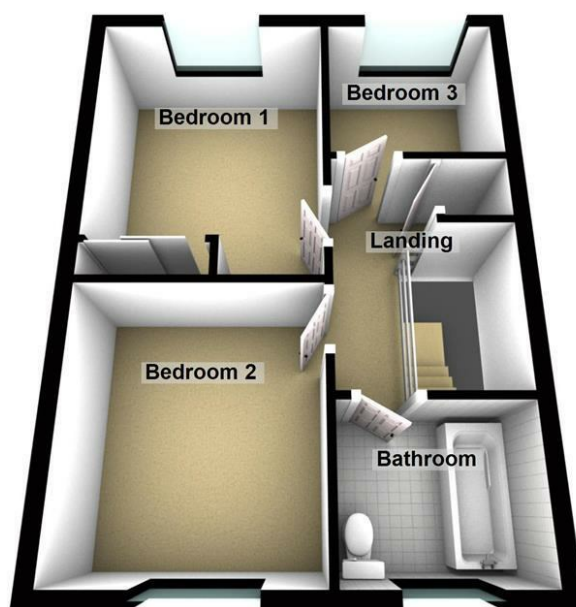
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Ground Floor



First Floor



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| Energy Efficiency Rating                    |  | Current      | Potential |
|---------------------------------------------|--|--------------|-----------|
| Very energy efficient - lower running costs |  | 77           | 85        |
| (93-100) <b>A</b>                           |  |              |           |
| (81-92) <b>B</b>                            |  |              |           |
| (69-80) <b>C</b>                            |  |              |           |
| (55-68) <b>D</b>                            |  |              |           |
| (39-54) <b>E</b>                            |  |              |           |
| (21-38) <b>F</b>                            |  |              |           |
| (1-20) <b>G</b>                             |  |              |           |
| Not energy efficient - higher running costs |  |              |           |
| England & Wales                             |  | EU Directive |           |

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