

3 Bed House - Semi-Detached

Price £260,000

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



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BY PAD GROUP

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COMPETITIVELY PRICED FOR EARLY COMPLETION. Arguably the best example of its type to be brought to the market. This superior modern semi detached family home has been thoughtfully upgraded to provide a tastefully appointed high specification house which must be viewed to be appreciated. Standing on a landscaped south westerly facing plot and sited within the renowned Ecclesbourne Secondary School catchment, this gas centrally heated (controlled by 'Nest' thermostats to both ground and first floor) and UPVC double glazed property briefly comprises; reception hall, guest's cloakroom / wc, sitting room, well equipped dining kitchen boasting an array of integrated appliances. On the first floor a landing leads to three bedrooms (principal bedroom with built in wardrobes and shower room en-suite) and main bathroom with white suite. Outside, the property has a two car driveway and well tended gardens. The property is sold freehold. Council tax band C. Energy rating C.

Canopied Storm Porch

To:-

Reception Hall



Having composite and opaque double glazed regency style entrance door, oak effect vinyl tiled 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, contrasting oak effect vinyl stripped floor, radiator and wall mounted extractor fan.

Sitting Room 17'6" x 12'9" plus stair width (5.34 x 3.90 plus stair width)



Having television and media connection points, two radiators, understairs storage cupboard and UPVC double glazed cant bay window to front aspect.



Dining Kitchen 15'9" x 9'10" (4.82 x 3.02)



Having a full range of modern soft close fitted wall, base and drawer units with contemporary brushed chrome handles, feature high gloss white quartz worktops with matching splash backs, inset stainless steel sink bowl with vegetable preparation bowl, extendable hot and cold mixer tap, under cupboard halogen down lighting, ceiling LED down lighters, radiator, LVT oak effect floor, the kitchen boasts a range of integrated appliances to include a stainless steel four burner gas hob with matching electric fan assisted oven and grill, stainless steel splash back, canopy extractor hood with down lighter, integrated larder fridge, freezer, dish washer and washing machine, television connection point, UPVC double glazed window to rear aspect and UPVC double glazed French doors giving views and access over the south westerly facing landscaped rear garden.

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First Floor Landing



Shower Room/En Suite



Bedroom Two 10'4" x 8'7" (3.17 x 2.64)



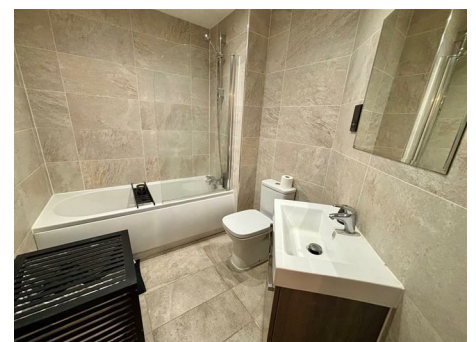
Having radiator and UPVC double glazed window to front aspect.

Bedroom Three 6'10" x 6'9" (2.09 x 2.07)



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

Main Bathroom



Having modern white three piece suite

With access to roof space and bulk head airing cupboard.

Principle Bedroom 11'8" x 10'5" (3.56 x 3.18)



Having television connection point, recessed built in wardrobe, radiator, UPVC double glazed window to rear aspect and door leading to the:-

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comprising; low centre flush wc, wash hand basin nestling on a wood grain effect vanity unit, panelled bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, shaver socket, ceiling LED down lighters, extractor fan and chrome heated towel rail.

Outside



The property occupies a delightful landscaped south westerly facing plot, within this highly aspirational locality, sited within the renowned Ecclesbourne School catchment area. To the front is an open plan lawned and shrubbed fore garden with adjacent tarmac driveway giving car standing space for approximately two cars. A wooden access gate in turn leads to the south westerly facing landscaped garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, pathway, separate sun terrace, mature shrubbed border, cold water tap, garden and security lighting.

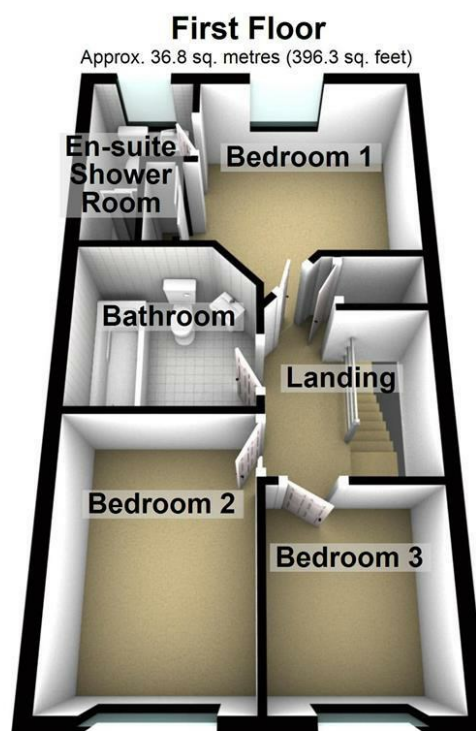
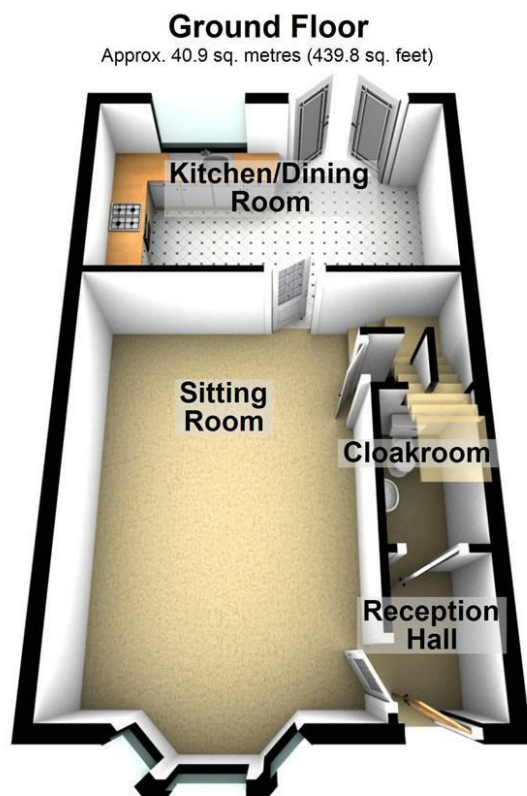
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Total area: approx. 77.7 sq. metres (836.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(81-92) B			
(69-80) C		78	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	