Fletcher & Company

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

Offers Around £440,000

Freehold



- Ecclesbourne School Catchment Area
- Quiet Cul-de-Sac Location
- Partially Walled, South West Facing Garden
- Good Size Driveway & Garage
- Hall & Fitted Guest Cloakroom
- Lounge, Sitting Room, Dining Kitchen & Utility
- Four First Floor Bedrooms, Principal with En-Suite plus Bathroom
- Ideal Family Home
- Close to Excellent Amenities
- Viewing Highly Recommended





Summary

This is a superbly presented, extremely well positioned, four bedroom, detached residence occupying a fabulous, edge of estate location with pleasant open aspect over mature trees.

This popular estate is within The Ecclesbourne School catchment area and the property is an ideal home for a family. Having double glazing and gas central heating the property features a spacious entrance hall, fitted guests cloakroom, lounge, sitting room and dining kitchen with utility off. The first floor accommodation comprises of a spacious semi-galleried landing which leads to a principal bedroom with en-suite shower room, three further good sized bedrooms and a well-appointed bathroom with a four piece suite.

A true feature of this sale is the beautiful, partially walled garden which has been greatly enhanced by the current owners and offers a high degree of privacy. There is an extended terrace/patio which partially sits beneath an attractive timber framed pergola with climbing plants, a well-kept lawn and herbaceous borders containing a further selection of plants, shrubs and trees. Access to the front can be gained via a gate to the side. To the front of the property is a spacious tarmac driveway providing off-road parking and access to a single garage. In addition, there is a well-planted flower bed and an impressive open outlook.

The Location

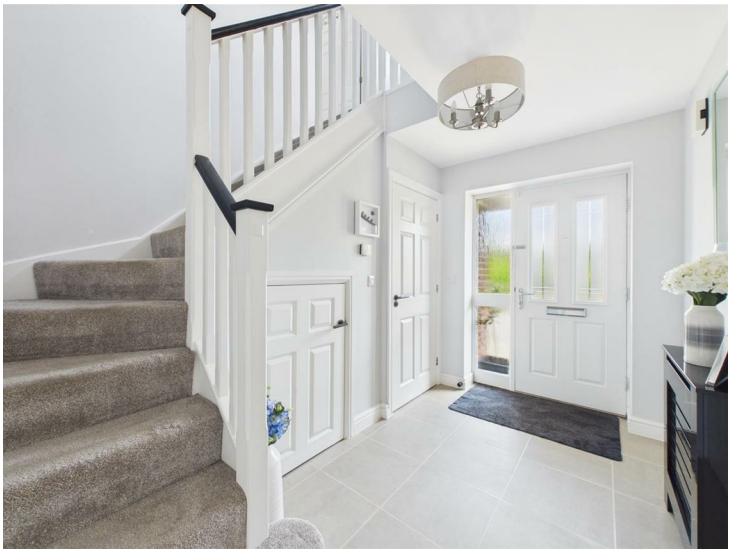
The property's location on Langley Country Park gives easy access to the local shop, recreational ground and the fabulous pathway which runs around the circumference of the estate. There is also easy access to nearby open countryside. Neighbouring Mickleover and Mackworth offer a fabulous range of amenities including further schooling at all levels. The property is convenient for Derby City centre and major transport links. Markeaton Park and the market town of Ashbourne are all within easy reach.

Accommodation

Entrance Hall

11'0" x 6'1" (3.36 x 1.87)

A panelled and glazed entrance door with double glazed side light provides access to spacious entrance hall with central heating radiator and staircase to first floor with understairs storage cupboard.



Fitted Guest Cloakroom

6'1" x 2'11" (1.87 x 0.89)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Lounge
17'1" x 11'1" (5.22 x 3.38)
With two central heating radiators, double glazed cant bay window to front with pleasant views and double doors to sitting room.







Sitting Room
10'9" x 9'1" (3.28 x 2.79)
Having a central heating radiator and double glazed French doors onto fabulous seating area with pergola.





Dining Kitchen

12'11" x 12'1" (3.96 x 3.70)

A spacious dining kitchen with wood effect preparation surfaces, matching upstands, inset stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards with down lighting, built-in electric hob with extractor hood over, built-in double oven, integrated dishwasher and fridge freezer, central heating radiator, recessed ceiling spotlighting and double glazed window to rear overlooking the garden.





Utility

7'10" x 6'10" (2.40 x 2.09)

With matching wood effect worktop, matching upstands, inset stainless steel sink unit, fitted base cupboards, complementary wall mounted cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator, integral door to garage and external door to garden.

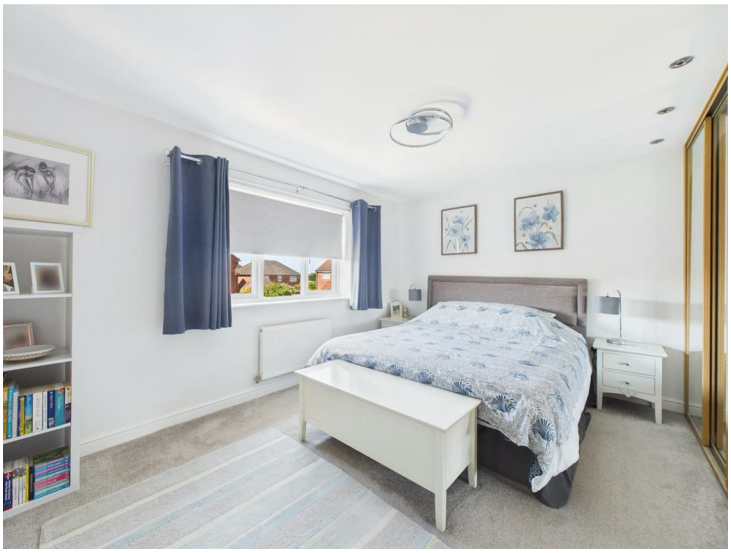


First Floor Landing

15'10" x 3'11" (4.85 x 1.20)

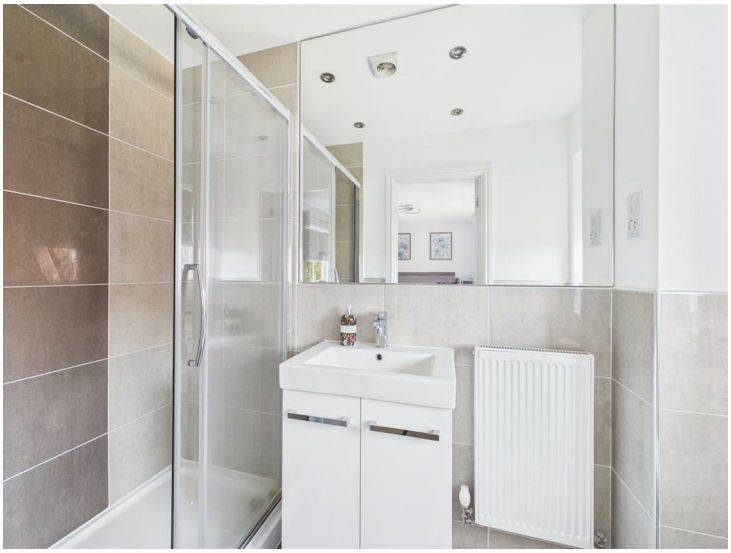
A semi-galleried to landing with attractive balustrade, access to loft space and double glazed window to front.

Bedroom One
14'5" x 10'0" (4.40 x 3.06)
With central heating radiator, built-in wardrobe with sliding mirrored doors, recessed ceiling spotlighting, double glazed window to rear and door to en-suite.





En-Suite
7'8" x 3'10" (2.34 x 1.19)
Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, spacious walk-in shower cubicle, central heating radiator, shaver point, recessed ceiling spotlighting and double glazed window to rear.



Bedroom Two
11'0" x 10'8" (3.36 x 3.27)
With central heating radiator and double glazed window to rear.



Bedroom Three
10'11" x 9'1" (3.35 x 2.77)
Having a central heating radiator and double glazed window to front with fabulous views.



Bedroom Four
11'1" x 9'0" (3.40 x 2.75)
With central heating radiator, recessed ceiling spotlighting and double glazed window to front.



Bathroom
8'2" x 6'2" (2.49 x 1.89)
Partly tiled with a contemporary white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath, separate shower cubicle, chrome towel radiator and double glazed window to side.



Outside

As mentioned, the property is tucked away in this edge of estate position, affording attractive open views to the front. The property is set within a cul-de-sac, behind a tarmac driveway providing off-road parking with access to a single garage. There is also an electric vehicle charging point.

To the rear of the property is a beautiful, private, partially walled garden featuring lawn, herbaceous borders and well-stocked flowerbeds with plants and shrubs. There is an extended patio Ideal for outdoor dining, a timber framed pergola and side access to the front.







Estate Management Fees

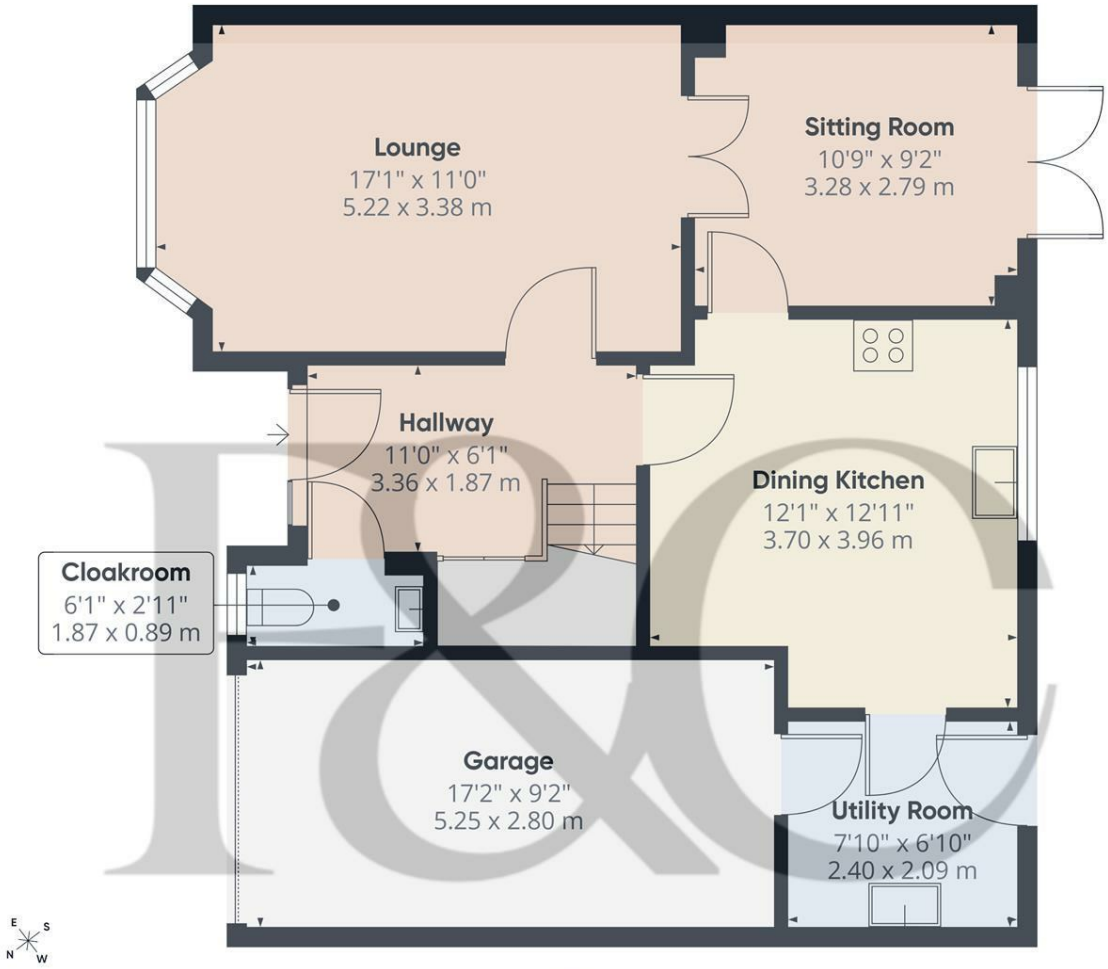
Please note, we have been informed by the vendor that there is an annual estate service charge of £175. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band E









Floor 0

Approximate total area(1)

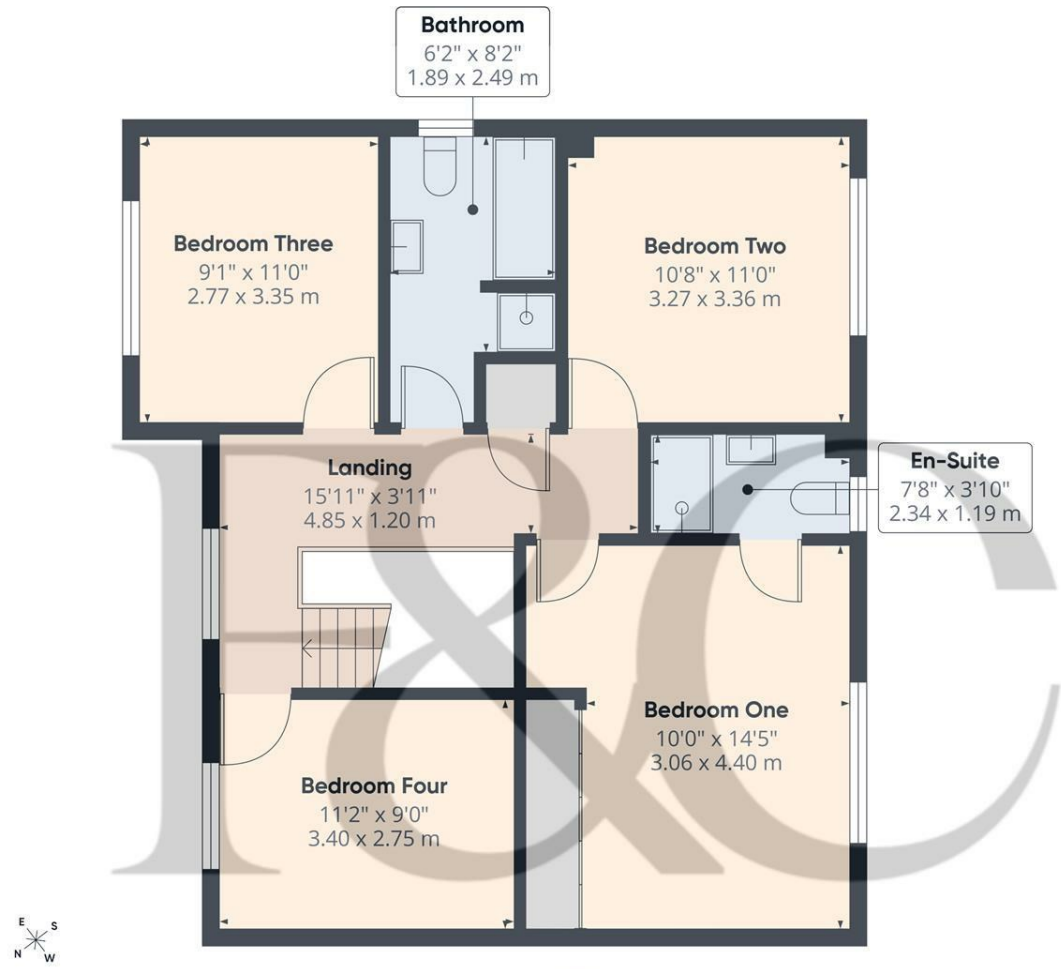
760 ft²

70.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

677 ft²

63 m²

(1) Excluding balconies and terraces

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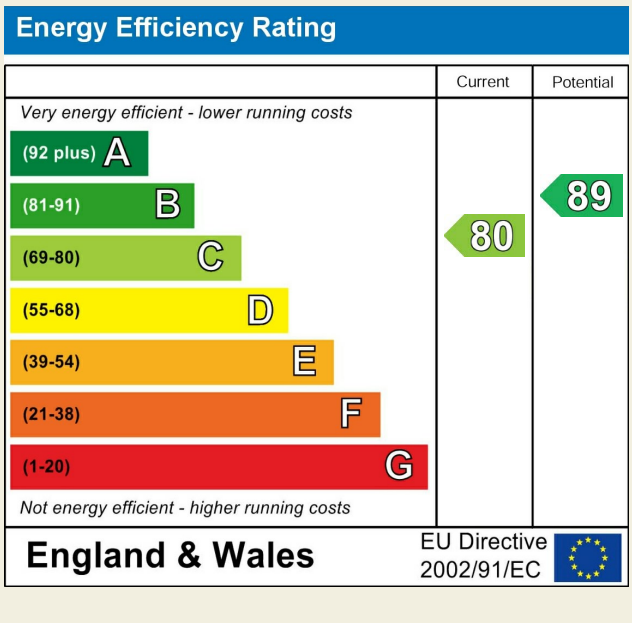
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Council Tax Band: E
Tenure: Freehold