

GRANGE ROAD, LANGLEY COUNTRY PARK, DERBY

PRICE £280,000

3 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO GRANGE ROAD

BEAUTIFULLY PRESENTED THREE-BEDROOM REDROW HOME IN A PRIVATE SETTING – Built in 2018 by renowned housebuilder Redrow, this attractive three-bedroom semi-detached property offers a wonderful combination of modern design, practicality and comfortable family living. Situated within the popular Langley Country Park development, the property enjoys a particularly appealing position, tucked away along a small private driveway shared with just one other home.

Immaculately maintained and neutrally decorated throughout, the property offers ready-to-move-into accommodation, with a welcoming interior and a well-planned layout. The spacious kitchen/diner provides an excellent social space, complemented by a separate lounge for relaxing. Upstairs, three well-proportioned bedrooms include a principal bedroom with fitted wardrobes and its own en-suite shower room.

Externally, the property benefits from two side-by-side driveway parking spaces and a low-maintenance rear garden, making this an excellent opportunity for buyers seeking a modern home in a convenient yet private setting.

THE DETAIL

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Built by Redrow in 2018, this well-maintained semi-detached home offers thoughtfully arranged accommodation with quality flooring and neutral décor throughout. Upon entering, the hallway features a composite entrance door, Karndean flooring and an attractive oak and white staircase with useful understairs storage.

Positioned to the front, the lounge is a lovely reception room featuring oak flooring and a large window which allows plenty of natural light to fill the space. To the rear, the kitchen/diner offers a particularly sociable setting, fitted with sage green cabinetry and contrasting white/cream worktops. Integrated appliances include a fridge freezer, double oven, gas hob and dishwasher, with further space for a dining table. A useful utility cupboard is also incorporated within the kitchen, providing plumbing and space for a washing machine and tumble dryer, conveniently positioned one above the other. A ground floor WC, fitted with a wash basin and WC, is finished with matching Karndean flooring.

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double, featuring fitted sliding wardrobes and a private en-suite shower room with tiled flooring, mains shower, wash basin and WC. Bedroom two is another double room with a built-in double wardrobe, whilst bedroom

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three is a particularly generous single bedroom. The family bathroom comprises a bath with mains shower over, wash basin and WC, together with tiled flooring.

Outside, the front offers a private driveway leading to two side-by-side parking spaces. A gated pathway provides access along the side of the property and through to the rear garden, which has been designed for ease of maintenance, featuring artificial grass and paved patio areas.

Langley Country Park is a popular residential development on the western outskirts of Derby, offering a pleasant setting with local amenities and everyday conveniences nearby. The property is well placed for access to Mickleover and the wider Derby area, with local shops, supermarkets, schools and leisure facilities within easy reach. Markeaton Park and surrounding countryside also provide opportunities for outdoor recreation.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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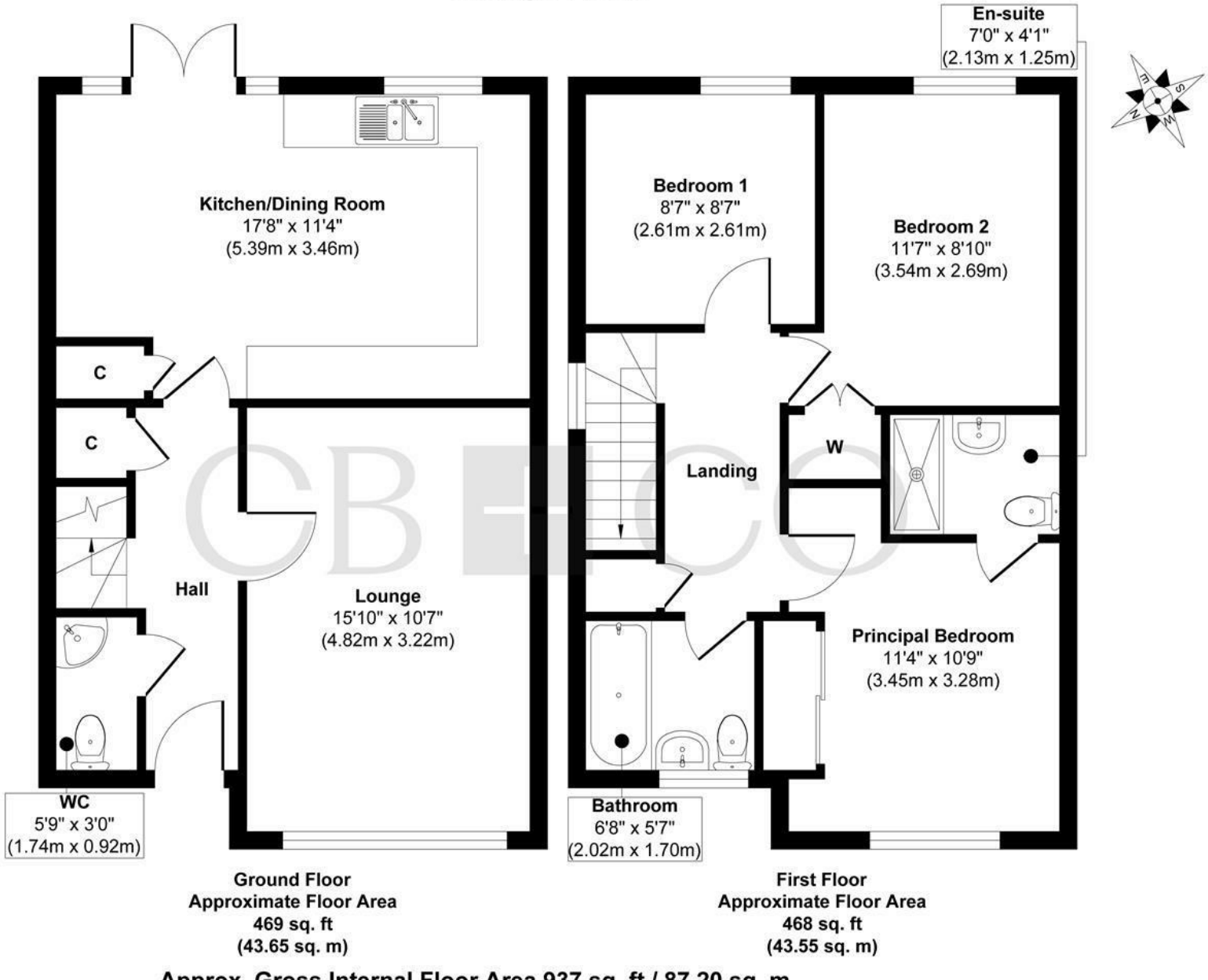








Grange Road



Ground Floor
Approximate Floor Area
469 sq. ft
(43.65 sq. m)

First Floor
Approximate Floor Area
468 sq. ft
(43.55 sq. m)

Approx. Gross Internal Floor Area 937 sq. ft / 87.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

B

COUNCIL TAX BAND

C

- Three Bedroom Semi-Detached Redrow Home, Built In 2018
- Private Position Within A Small Driveway Of Just Two Properties
- Well-Maintained Throughout With Neutral Décor
- Entrance Hallway With Karndean Flooring And Understairs Storage
- Front Lounge With Oak Flooring And Large Window
- Kitchen/Diner With Sage Green Units And Contrasting Worktops
- Useful Utility Cupboard With Space For Washing Machine And Tumble Dryer
- Principal Bedroom With Fitted Wardrobes And En-Suite
- Low-Maintenance Rear Garden With Artificial Grass And Patio
- Private Driveway With Two Parking Spaces In Langley Country Park

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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