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Grange Road  
Langley Country Park, Derby  
Guide Price: £300,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT AREA - A well presented three bedroom semi-detached property, occupying this delightful location in the highly sought after Langley Country Park development on the edge of Mickleover, close to open countryside.

Built by Redrow Homes in 2019 to their popular 'Ludlow' Design which is part of their period style Heritage Collection. The property is finished in a traditional, Arts and Crafts inspired style the property offers attractive character features externally with a beautifully appointed contemporary interior with a quality specification throughout.

This superb modern home features: entrance hallway, cloakroom wc, lounge, utility and a most spacious contemporary dining kitchen with integrated appliances and french doors opening out onto the landscaped rear garden. The first floor landing leads to three bedrooms and contemporary bathroom. The primary bedroom also has the benefits of a contemporary en-suite shower room.

Outside there is a driveway to the side with EV charger and space for two cars. There is a delightful south facing landscaped enclosed garden with patio, generous lawn and timber framed shed.





### The Detail

The property is accessed via a composite double-glazed front door, opening into a welcoming hallway featuring wood-effect Amtico flooring, a staircase to the first floor and useful under-stairs storage. A downstairs cloakroom is fitted with a contemporary two-piece suite. The lounge is situated at the front of the property and benefits from a double-glazed window and TV point.

To the rear is a beautifully appointed open-plan dining kitchen, ideal for modern family living. The kitchen is fitted with a range of wall, base and drawer units and integrated AEG appliances, including an electric oven, combination oven/microwave, gas hob, dishwasher and fridge freezer. These are complemented with white quartz work surfaces with matching splashbacks and recessed LED lighting. The dining area features double-glazed French doors with side panels opening onto the rear garden, while a useful utility cupboard provides space for laundry appliances.

The first floor comprises three well-proportioned bedrooms, with the primary bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a white three-piece suite, shower over the bath and contemporary tiling.

Externally, the property offers a single-width driveway with EV charger and providing off-road parking for two vehicles. The south facing enclosed rear garden is landscaped, featuring patio seating areas, a lawn and timber-framed shed.







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## The Location

Grange Road is located within the highly regarded Langley Country Park development in Mickleover, an area that blends modern convenience with a genuine sense of community. The estate features a perimeter footpath ideal for walking, jogging, or cycling, along with a well-equipped park and children's play area at its centre—making it especially popular with families. A local Co-op is within walking distance for daily essentials, while nearby pubs such as The Great Northern, The Farmhouse at Mackworth, and The Bluebell Inn offer excellent dining and social spots.

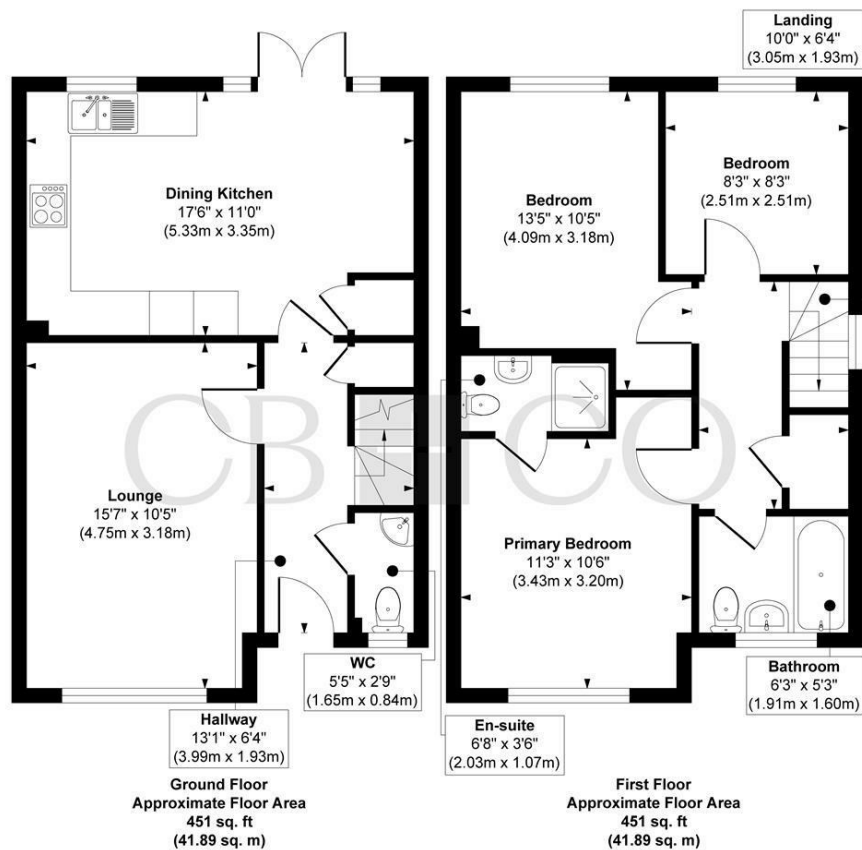
The development falls within the catchment area for the highly acclaimed Ecclesbourne School, with a dedicated school bus service operating daily from Radbourne Lane, adjacent to the estate. Residents also enjoy access to the scenic Great Northern Greenway, a favourite for runners and cyclists, as well as the extensive open spaces of nearby Markeaton Park. Mickleover village, just a few minutes' drive away, provides further amenities and shopping options. With convenient transport links via the A38 and A50, and regular bus routes into Derby city centre, the location is ideal for families, professionals, and commuters alike.







## Grange Road, Langley Country Park, Derby



**Approx. Gross Internal Floor Area 902 sq. ft / 83.78 sq. m**

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

Produced by Elements Property

## The Particulars

- Stylish Redrow Built Three Bedroom Semi Detached Home
- Redrow Heritage Collection - Quality Fixtures & Fittings
- Built 2019 - NHBC Guarantee Remaining
- Entrance Hallway, Cloaks WC & Lounge
- Superb Dining Kitchen with French Doors to Rear Garden & Utility
- Three Bedrooms & Contemporary Bathroom
- Primary Bedroom with Contemporary En-Suite Shower Room
- Driveway for Two Cars EV Charging Point & South Facing Enclosed Rear Garden
- Close to First Class Local Amenities in Mickleover & Open Countryside
- Ecclesbourne School Catchment Area

### Size

Approx 902.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

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Let's *Talk*

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