3 Bed House - Semi-Detached

Price £275,000

Skitteridge Wood Road, Langley Country Park, Derby, DE22 4PD







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SOLD WITH IMMEDIATE POOSESSION AND NO UPWARD CHAIN. A delightful edge of development modern semi detached home offering woodland views. This high specification home is located within the renowned Ecclesbourne secondary school catchment and is idea l for the first time buyer. Sited on a well tended mature plot with two car driveway, the property briefly comprises; reception hall, guest's cloakroom / Wc, well equipped kitchen, lounge / dining room. To the first floor a landing leads to three bedrooms and bathroom with white suite. The property is sold freehold. Council tax band C. Energy rating (Currently being re rated).

Reception Hall

Having composite and opaque double glazed entrance door, full height storage cupboard (housing the wall mounted combination gas boiler), radiator, deep understairs storage cupboard and staircase to first floor.

Guest's Cloakroom / Wc



Having modern white two piece suite with tiled splash backs, contrasting floor, radiator and UPVC opaque double glazed window to side aspect.

Fitted Kitchen 9'6" x 9'4" (2.90 x 2.87)



Having a range of wall, base and drawer units with inset stainless steel four burner gas hob with extractor fan, electric fan assisted oven and grill, concealed larder fridge and freezer, integrated dish washer, space and plumbing for automatic washing machine and UPVC double glazed window to front aspect

Lounge / Dining Room 17'3" x 11'6" (5.27 x 3.51)



Having radiator, television and media connection points and UPVC double glazed French doors giving views and access over the south westerly facing rear garden.

First Floor

Landing

With access to roof space and radiator.

Bedroom One 13'6" x 7'11" plus recess (4.14 x 2.42 plus recess)



Having a recessed double wardrobe, radiator and UPVC double glazed window to front aspect commanding far reaching views over open countryside.



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Bedroom Two 11'10" x 10'2" maximum (3.62 x 3.12 maximum)



Having a built in wardrobe, radiator and UPVC double glazed window.



Bedroom Three 9'1" x 6'9" (2.77 x 2.06)



Having radiator and UPVC double glazed window to rear aspect.

Bathroom



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, complimentary ceramic part tiled walls with contrasting floor, radiator, ceiling extractor fan and UPVC opaque double glazed window to side aspect.

Outside

The property occupies arguably one of the best locations on the edge of this much sought after development, sited within the renowned Eccelesbourne Secondary School catchment area, on a private position overlooking woodland. To the front is an open plan lawned fore garden with an adjacent driveway giving car standing space for two cars, which in turn leads to the south westerly facing rear garden, enclosed by close panelled fencing and laid to a shaped lawn with patio area and shrubs. There are two outside electric sockets with security lighting to front and rear.

View From Front



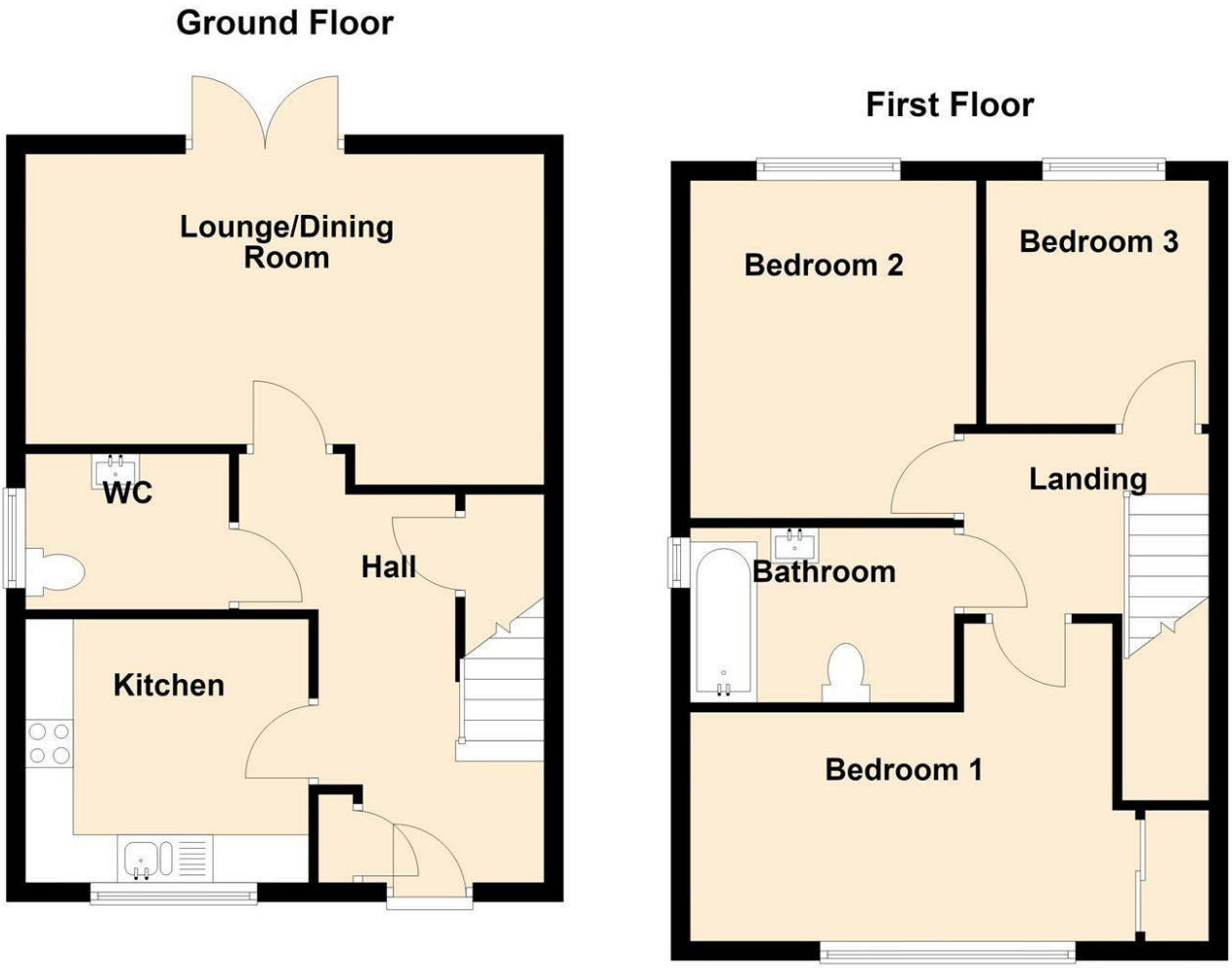
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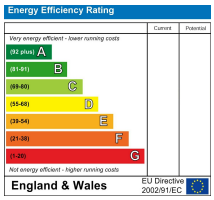
For added security purposes a burglar alarm system has been installed.

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