3 Bed House - Detached

£1,300 PCM

Samuel Road, Langley Country Park, Derby, DE22 4DT

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AVAILABLE EARLY SEPTEMBER - UNFURNISHED - NO SMOKERS - £300.00 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT £1,500 - SMART AND STYLISH MODERN DETACHED FAMILY HOME - ECCLESBOURNE SCHOOL CATCHMENT - THREE BEDROOMS - GAS CENTRALY HEATING - UPVC DOUBLE GLAZING - COUCIL TAX BAND C - ENERGY RATING C - HIGH SPECIFICATION - SOUGHT AFTER LOCATION.

Reception Hall

Having composite and opaque double glazed entrance door, ceramic tiled floor and radiator.

Guests Cloak Room/WC

Having white modern two piece suite.

Sitting Room 13'3" x 12'11" (4.05 x 3.95)

Having two radiators, television and media connection points, staircase to first floor and UPVC double glazed window to front aspect.

Dining Kitchen 16'6" x 8'7" (5.04 x 2.63)

Having a range of high gloss wall, base and drawer units with a range of integrated appliances to include a four burner gas hob with canopy extractor hood and down lighter, electric fan assisted double oven and grill, concealed larder fridge and freezer, concealed Baxi wall mounted gas boiler, complimentary ceramic tiled splash backs with contrasting vinyl floor, UPVC double glazed window, radiator and UPVC double glazed French doors to rear garden.

First Floor Landing

With UPVC double glazed window, bulk head storage cupboard and access to roof space.

Bedroom One 12'0" x 8'8" (3.68 x 2.66)

Having radiator and UPVC double glazed window.

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Bedroom Two 10'4" x 7'11" (3.15 x 2.43)

Having radiator and UPVC double glazed window.

Bedroom Three 8'3" x 7'6" (2.52 x 2.30)

Having radiator and UPVC double glazed window to rear aspect.

Bathroom

Having a 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 ceramic tiled floor, chrome heated towel rail, shaver socket, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

Outside

The property occopies a mature landscaped plot, at this popular residential address, sited within the renowned Ecclesbourne Community School catchment area. To the front is a low maintenance slate chipped fore garden with adjacent tarmac driveway. A wooden access gate in turn leads to the landscaped rear garden, enclosed by close panelled fencing and laid to a shaped lawn with gravelled and patio entertaining area, mature shrubs, large timber workshop with power and light, cold water tap, electric points and security lighting.

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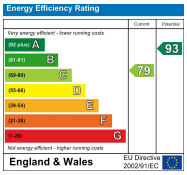

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