



**GADSBY**  
**NICHOLS**

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

£285,000

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A DELIGHTFULLY PRESENTED, THREE-BEDROOMED SEMI-DETACHED HOME, on the ever-popular Langley Country Park development, within the catchment area of Kirk Langley Primary School and Ecclesbourne Secondary School. The property enjoys a cul-de-sac setting, close to woodland. Internal inspection is required to fully appreciate the well-appointed interior, having the benefit of gas central heating, uPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, lounge, dining room, and modern kitchen with integrated appliances. FIRST FLOOR, landing, main bedroom with ensuite shower room, a further two bedrooms, and family bathroom. OUTSIDE, part-converted garage with office & store, foregarden, driveway affording tandem car standing and electric charging point, and pleasant approx. south-facing rear garden. EPC B, Council Tax Band C.

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### THE PROPERTY



A modern, well-appointed semi-detached home, requiring internal inspection to be fully appreciated. The property offers well-proportioned accommodation for modern contemporary living, and comprises canopy entrance porch, entrance hall, cloaks/WC, two reception rooms, modern kitchen, main bedroom with ensuite shower room, a further two bedrooms, family bathroom, foregarden, driveway parking, electric charging point, part-converted garage with office and store, and rear garden.

### LOCATION

The property is situated on the ever-popular Langley Country Park development, off Radbourne Lane. The property enjoys a particularly pleasant cul-de-sac setting, close to woodland. The development affords amenities to include an Co-Op convenience store, and large playground, and is within easy access of Mickleover and Mackworth for more comprehensive amenities. The property falls within the catchment areas of Kirk Langley Primary School and Ecclesbourne Secondary School. Ease of

access is also afforded to the A50, A52, and A38 for commuting throughout the region.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 Ashbourne Road, continuing over the Markeaton traffic island, then after approx. 1-mile turn left at the traffic lights onto Radbourne Lane, proceeding up Radbourne Lane to the traffic island to turn right into the Langley Country Park development on Samuel Road passing the Co-Op, then at the T-junction with the playground to the front turn right onto Parsons Green, left into Martha Road, then first right into Skitteridge Wood Road and continue straight across to find the property on the right-hand side before Skitteridge Wood.

What 3 Words /// crowds.tribal.reader

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13542.

### ACCOMMODATION

Having the benefit of gas central heating, uPVC double glazing, and security alarm, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having front entrance door with double glazed inset opening to the: -

#### ENTRANCE HALL

Having vinyl flooring, and central heating radiator.

### CLOAKS/WC



Having modern white sanitary ware comprising low-level WC, and pedestal wash hand basin, together with vinyl flooring, central heating radiator, and extractor fan.

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### FRONT LOUNGE

4.90m x 3.91m plus (16'1" x 12'10" plus)



Measurements are 'plus bay window, and plus stairs recess'. Having uPVC double glazed bay window to the front, two central heating radiators, and stairs to the first floor.



### DINING ROOM

2.90m x 2.38m (9'6" x 8'0")



Having vinyl flooring, central heating radiator, and uPVC double glazed double French doors opening to the rear garden. The dining room opens to the kitchen, for modern contemporary living.



### KITCHEN

3.00m x 2.31m (9'10" x 7'7")



Having stylish modern cream fittings comprising three single base units, drawers, four single wall units, and one single wall unit housing a Gloworm gas-fired combination boiler providing domestic hot water and central heating, together with range of

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integrated appliances to include electric hob with stainless steel canopy over incorporating extractor hood and light, electric oven, fridge, freezer, dishwasher, and washing machine, with one-and-a-half bowl single drainer sink unit, ample work surface areas with tiled splashbacks, vinyl flooring, and uPVC double glazed window.

### FIRST FLOOR

#### STAIRS & LANDING



Having built-in linen cupboard, and access to insulated and boarded loft space with electric power and light, via timber loft ladder.

### REAR BEDROOM ONE

3.20m x 2.90m max (10'6" x 9'6" max)



Having fitments comprising built-in double wardrobes with sliding mirrored doors, together with uPVC double glazed window, central heating radiator, and TV point.



### ENSUITE SHOWER ROOM



Having modern white suite comprising low-level WC, pedestal wash hand basin with tiled splashback, and recessed shower cubicle with shower unit and tiled surround, together with central heating radiator, tiled floor, uPVC double glazed window, and ceiling extractor fan.

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### FRONT BEDROOM TWO

3.15m x 2.64m (10'4" x 8'8")



Having uPVC double glazed window, and central heating radiator.

### FRONT BEDROOM THREE

2.11m x 2.03m (6'11" x 6'8")



Having uPVC double glazed window, and central heating radiator.

panelled bath with shower mixer taps, glazed shower screen and tiled surround, low-level WC, and pedestal wash hand basin, together with tiled floor, central heating radiator, ceiling extractor fan, and electric shaver point.

### OUTSIDE

#### FOREGARDEN

Having shrub borders, and deep tarmac driveway affording tandem car standing spaces, and electric car charging point.

#### FORMER GARAGE

Of brick-and-tile construction, with up-and-over door to the front. The garage has been part-converted to provide a front store, and rear office. However, it can easily be reverted back for use as a single garage.

#### FRONT STORE AREA

2.59m x 2.01m (8'6" x 6'7")

Having up-and-over door to the front, and electric power and light.



### FAMILY BATHROOM

2.62m x 1.96m max (8'7" x 6'5" max)

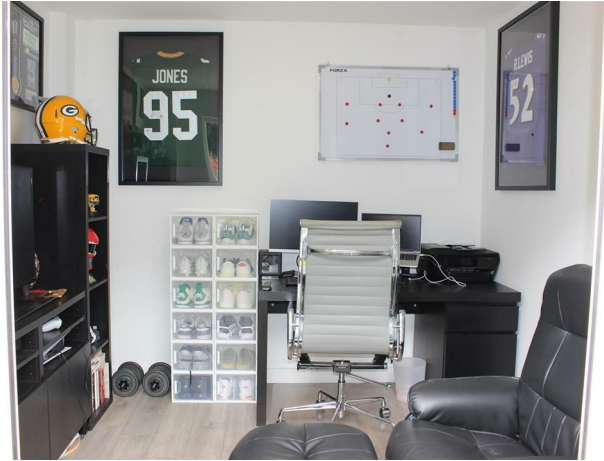


Having modern white sanitary ware comprising

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### REAR HOME OFFICE AREA

2.69m x 2.51m (8'10" x 8'3")



Having electric power and light, and uPVC double glazed double French doors opening to the garden.

### REAR GARDEN



A particular feature to note is the enclosed, approximate south-facing rear garden, having paved patio, water tap, lawn, well-stocked shrub and flower borders, and further extensive paved patio area.



### ADDITIONAL INFORMATION

#### NOTE TO PURCHASERS

Please note the vendors are relatives of one of the Directors of Gadsby Nichols.

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license,

passport, or national identity card;  
b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

**REF: R13542**

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Ground floor

Calculations entered the EPC 1001  
 All relevant measurements are  
 approximate and not to scale. The  
 floor plan is intended for illustrative  
 only.

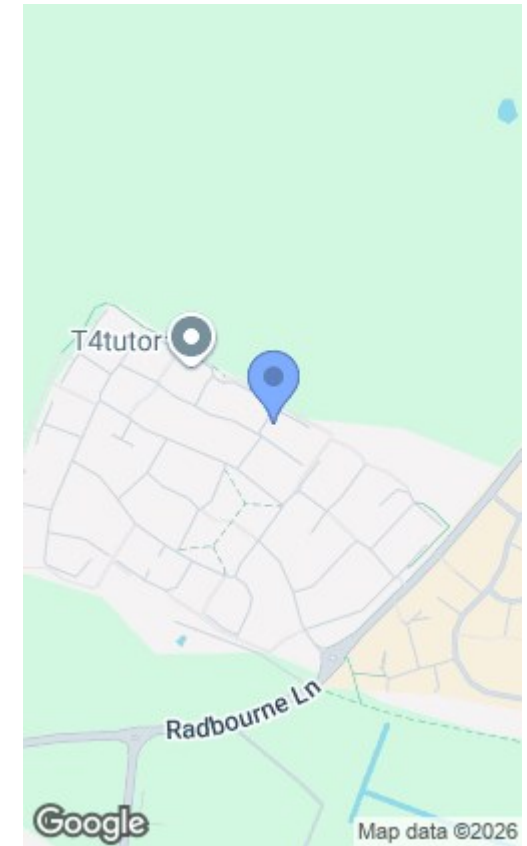
01/04/2024



Floor 1

Calculations entered the EPC 1001  
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 only.

01/04/2024



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	93		

Energy Efficiency Rating: 81 (Current), 93 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential).

## PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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