

Fletcher & Company

27 Phildock Wood Road, Derby, DE22 4PH

Offers Around £375,000

Freehold



- Ideal Family Home
- Ecclesbourne School Catchment Area
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge
- Dining Kitchen
- Four First Floor Bedrooms & Two Bathrooms
- Principle Bedroom with En-Suite
- Enclosed Rear Garden
- Driveway & Garage
- Close to Excellent Amenities





Summary

A well-presented, four bedroom, detached residence occupying a popular location on Langley Country Park on the edge of Mickleover.

The property would make an ideal family home and is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious lounge, open plan dining kitchen with utility cupboard, principle bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom.

There is an enclosed rear garden, a driveway and garage.

F&C

The Location

Langley Country Park is a popular estate within the Ecclesbourne School catchment area. The estate benefits from a recreational ground and a pathway runs around the edge of the estate. Amenities can be found in nearby Mickleover where there is a varied selection of shops and facilities including a large supermarket. There are also a selection of primary schools in the area. The property has easy access to Derby City centre and surrounding parks.

Accommodation

Ground Floor

Entrance Hall

5'4" x 7'3" (1.65 x 2.21)

A panelled and glazed entrance door provides access to entrance hall with central heating radiator, featured tile floor, staircase to the first floor and double glazed window to side.

Fitted Guest Cloakroom

4'7" x 4'4" (1.42 x 1.33)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to side.

Lounge

17'0" x 12'11" (5.20 x 3.96)

A spacious and well-proportioned room with central heating radiator and double glazed windows to side and front.



Dining Kitchen

17'8" x 11'8" (5.39 x 3.56)



Kitchen Area

Comprising granite effect worktops with matching upstands, tiled surrounds, inset stainless steel sink unit with mixer tap, gloss finished base cupboards and drawers, complementary wall mounted cupboards, inset five plate gas hob with extractor hood over, built-in double oven, integrated fridge freezer, space for dishwasher and washing machine and double glazed window to side.

Dining Area

Having a central heating radiator, utility cupboard and double glazed French doors to garden.

First Floor Landing

12'9" x 3'0" (3.91 x 0.93)

A semi-galleried landing with feature balustrade, central heating radiator and access to loft space.

Principle Bedroom

10'10" x 10'9" (3.32 x 3.28)

With central heating radiator, fitted wardrobe with sliding mirror doors, double glazed window to front with pleasant outlook towards fields and door to well-appointed en-suite.



Well-Appointed En-Suite

5'10" x 5'9" (1.78 x 1.76)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, radiator and double glazed window to side.



Bedroom Two

8'3" x 8'1" (2.54 x 2.48)

With central heating radiator and double glazed window to rear.



Bedroom Three

11'6" x 8'7" (3.51 x 2.63)

Having a central heating radiator and double glazed window to front.



Bedroom Four

11'10" x 5'10" (3.61 x 1.79)

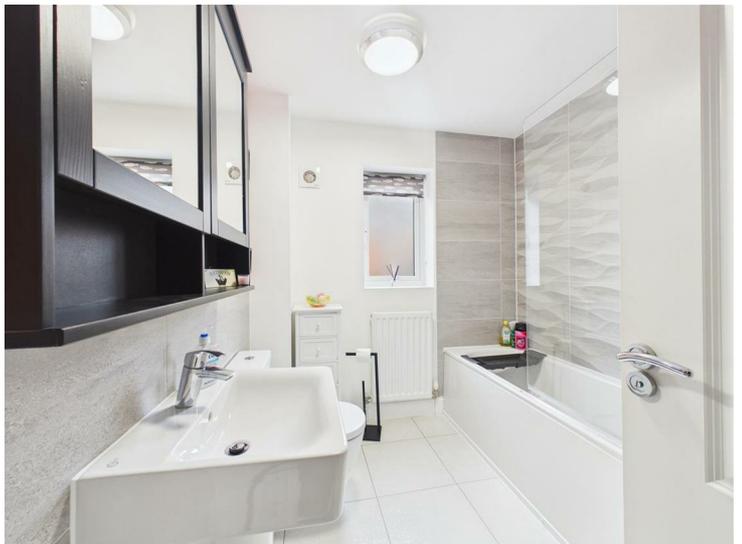
With central heating radiator and double glazed window to rear.



Bathroom

8'1" x 7'0" (2.48 x 2.14)

Appointed with a stylish white suite comprising low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and double glazed window to side.



Outside

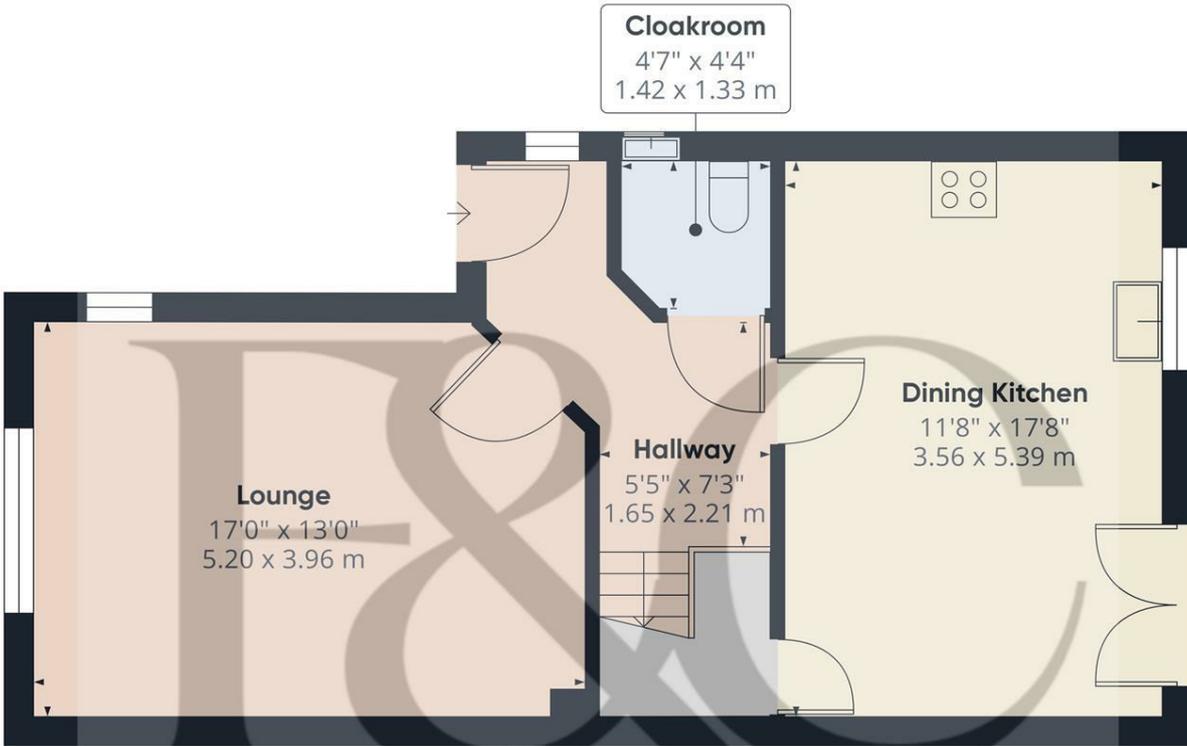
The property benefits from a driveway and an attached single garage. To the rear of the property is a patio area with lawn, covered patio area, herbaceous borders containing plants and shrubs and timber fencing.



Service Charge

Please note, we have been informed by the vendor that there is an estate service charge of £12 per month. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band E



Approximate total area⁽¹⁾
542 ft²
50.4 m²

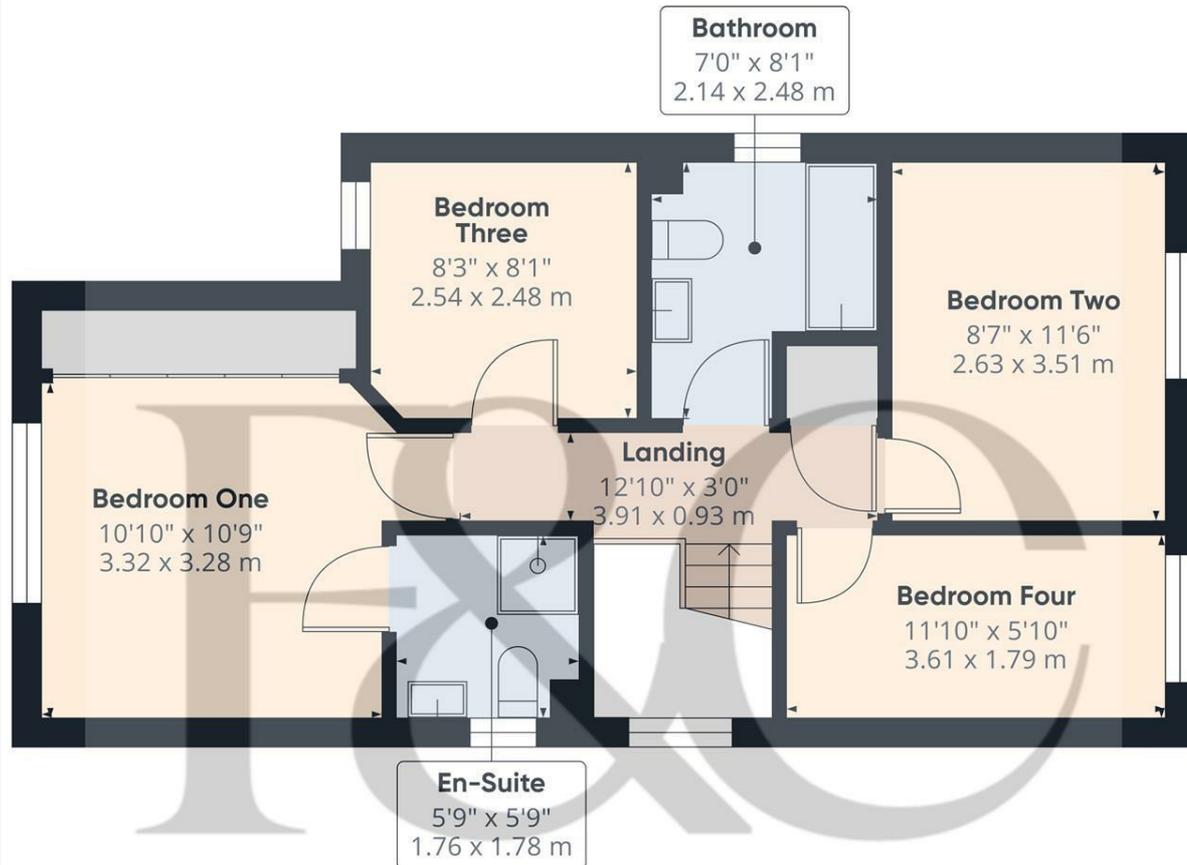
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾
511 ft²
47.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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27 Phildock Wood Road
Derby
DE22 4PH

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	