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3 Bed House - Semi-Detached

98 Skitteridge Wood Road  
Derby  
DE22 4PD

£1,250 Per Calendar Month

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Fletcher  
& Company



98 Skitteridge Wood Road  
Derby  
DE22 4PD



- Available Immediately – Three Bedrooms • Master Bedroom With In-Built Storage & En-Suite • Immaculately Presented Throughout • Off Road Parking • EPC B • Close To Mickleover, A38, A52 & Derby City • Ecclesbourne School Catchment • Separate Dining Area/ Reception Room With Beautiful Kitchen • Stunning Property • \*\*\*Rear Garden Will Be Landscaped\*\*\*

Available Immediately & Long Term. Elegant Three-Bedroom Semi-Detached Home to Let – Langley Country Park

An attractive and contemporary bay-fronted three-bedroom semi-detached residence, beautifully positioned within the highly desirable Langley Country Park development.

This well-appointed home offers thoughtfully designed accommodation, gas central heating, uPVC double glazing, and modern finishes throughout. \*\*\*The rear garden will be landscaped\*\*\*

Accommodation – See Floorplan.

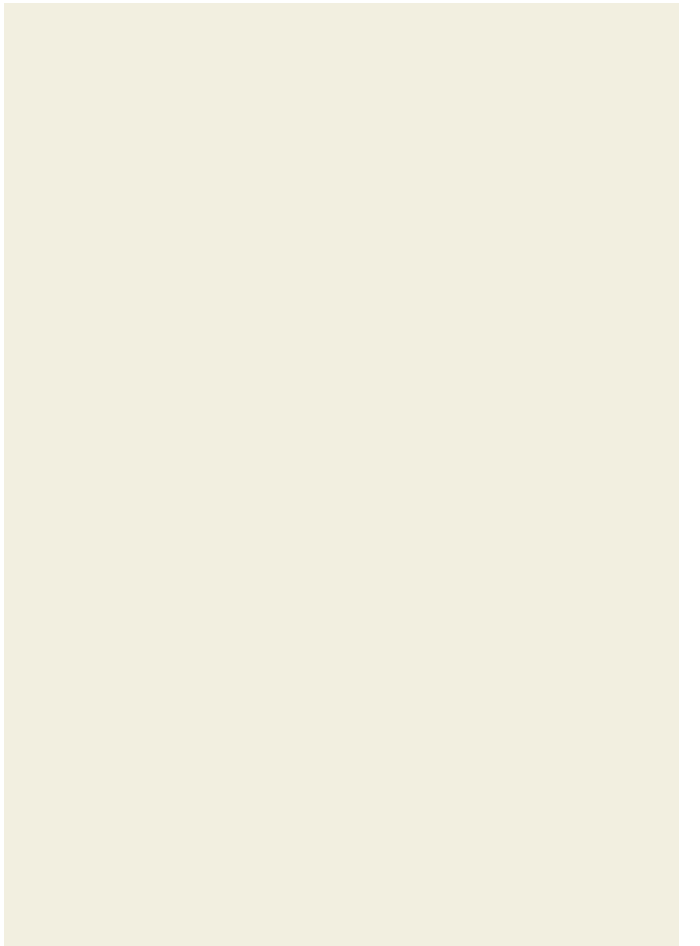
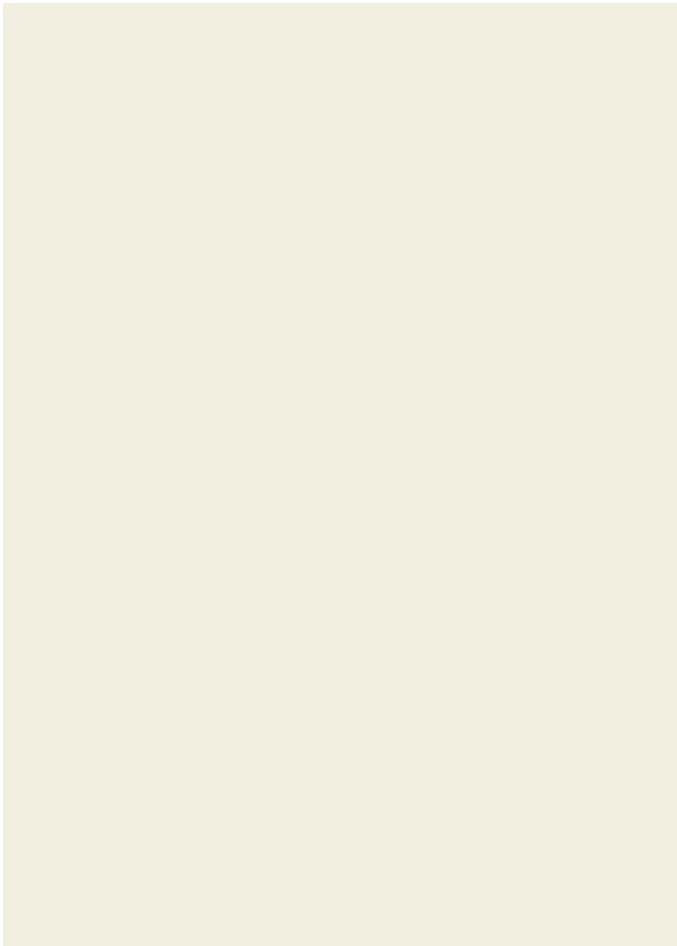
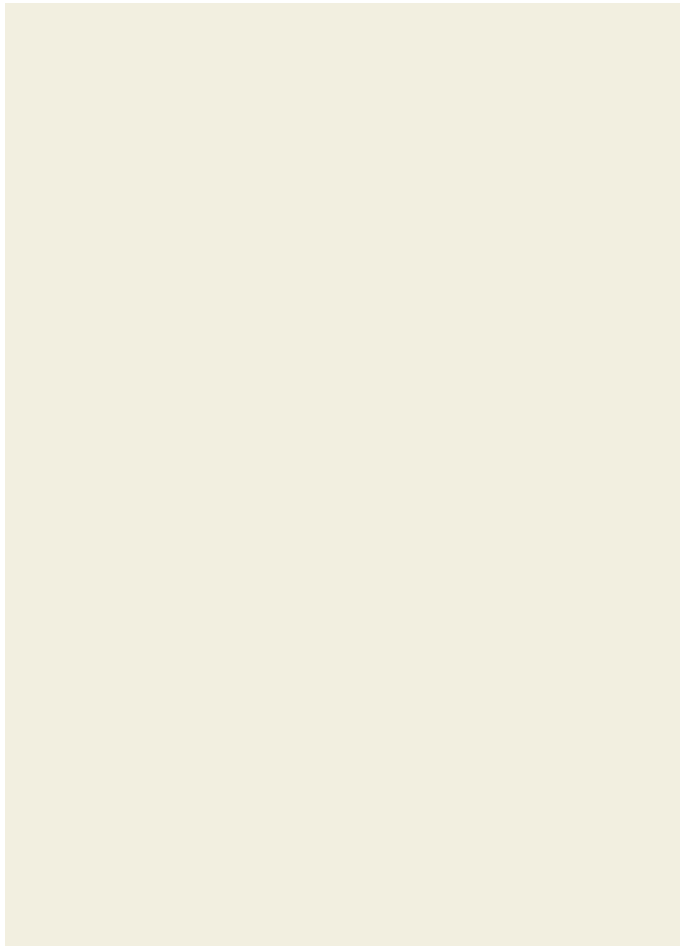
#### Ground Floor

A welcoming canopy entrance porch opens into an entrance hall with tiled flooring and a cloakroom/WC. The spacious lounge enjoys a front-facing bay window, providing excellent natural light and a refined living space. To the rear, the dining room features French doors opening directly onto the garden, seamlessly connecting indoor and outdoor living. The adjoining fitted kitchen is finished in a contemporary style and incorporates integrated appliances, fridge freezer and ample storage.

#### First Floor

The first-floor landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a modern ensuite shower room. Two further bedrooms are served by a stylish family bathroom fitted with a white suite and shower over the bath.

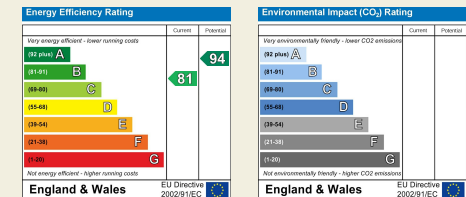




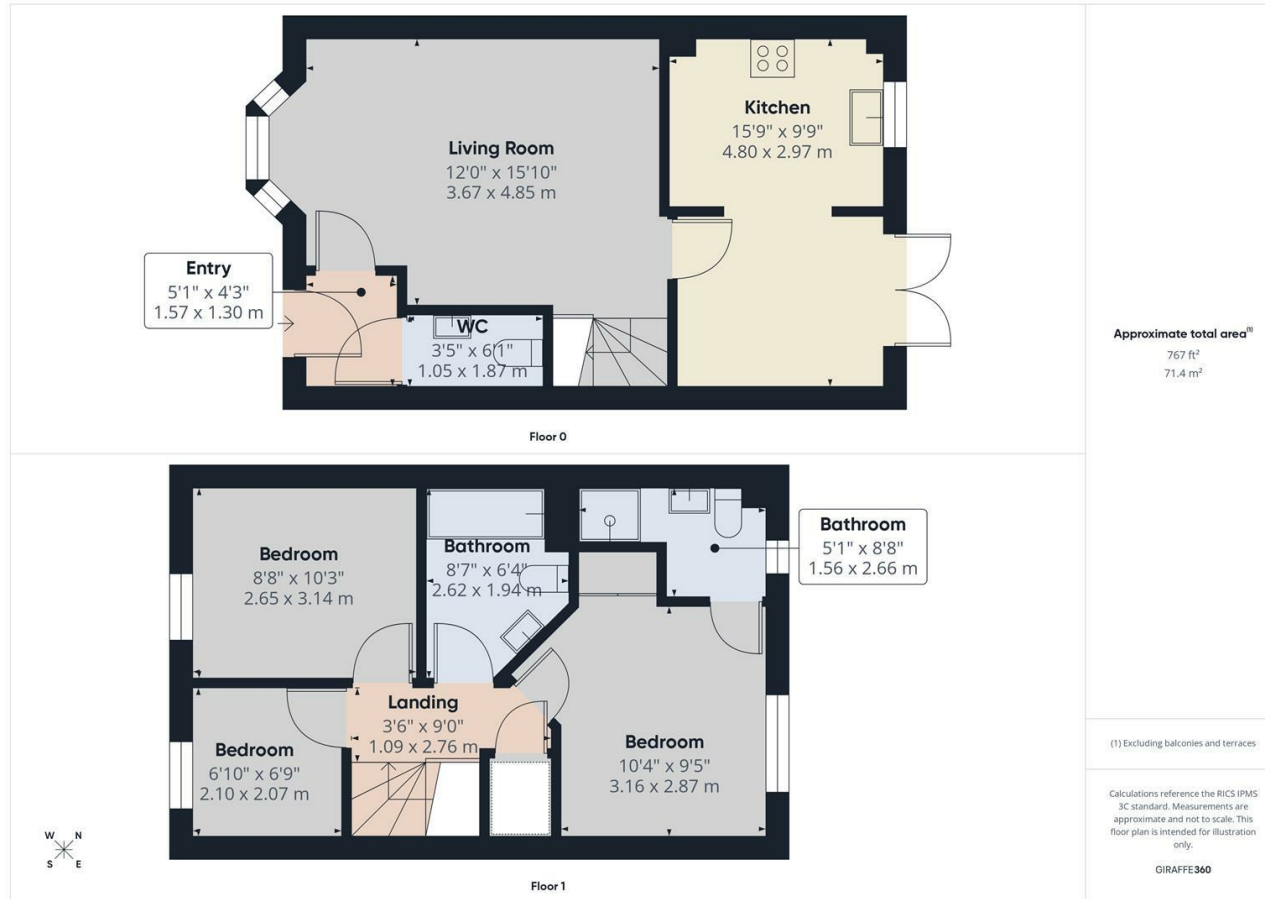
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# Fletcher & Company



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