







\*\*\*\* LARGE PLOT WITH LANDSCAPED GARDENS \*\*\*\* INTERNAL VIEWING IS A MUST \*\*\*\*

This is an impressive Redrow design, family home on the popular Langley Country Park development and in the highly regarded Ecclesbourne school catchment area. The property is high specification throughout and in brief offers a hall, guest cloakroom, lounge and an open plan living and dining kitchen. The kitchen is upgraded to offer built in appliances and Quartz work surfaces and splash backs, this is followed through in to the utility room. Four double bedrooms, two with built in wardrobes, an ensuite shower room and a family bathroom. Electric gates onto the drive, single garage and a good size, landscaped rear garden.





## HALL

Entrance door into the hallway with stairs to the first floor, radiator, upvc double glazed window to the front elevation, Amtico flooring and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed window to the front elevation and a radiator.

## LIVING & DINING KITCHEN

The kitchen, dining area offers fitted wall mounted base and draw unit with Quartz work surfaces and splash backs. Fitted electric double oven, induction hob and extractor hood. Integrated dishwasher and fridge freezer, sink unit with mixer tap, upvc double glazed window to the front elevation, radiator and a door to the utility room. The living area offers an under stairs storage cupboard, radiator and upvc double glazed doors and windows onto the garden.

## UTILITY ROOM

Matching units and Quartz work surfaces. Plumbing and space for a washing machine and space for a tumble dryer, sink unit with mixer tap, radiator, door to the side.

## FIRST FLOOR LANDING

Loft access, radiator and door to -

## BEDROOM 1

Built in wardrobes with mirrored sliding doors, radiator and upvc double glazed window to the front elevation.



## EN SUITE

Enclosed double shower cubicle, wash hand basin, low flush wc, chrome heated towel radiator, upvc double glazed window.

## BEDROOM 2

Built in wardrobes with sliding doors, radiator and a upvc double glazed window.

## BEDROOM 3

Upvc double glazed window and radiator.











#### BEDROOM 4

Upvc double glazed window and a radiator.

#### BATHROOM

Panel enclosed bath with shower and shower screen, wash hand basin, low flush wc, chrome heated towel radiator, upvc double glazed window and an airing cupboard.

#### OUTSIDE

Front garden with shrubs, side electric gates onto the drive and down to the single garage. Gated access to the enclosed landscaped rear garden offering a paved seating areas, lawn and shrubs.











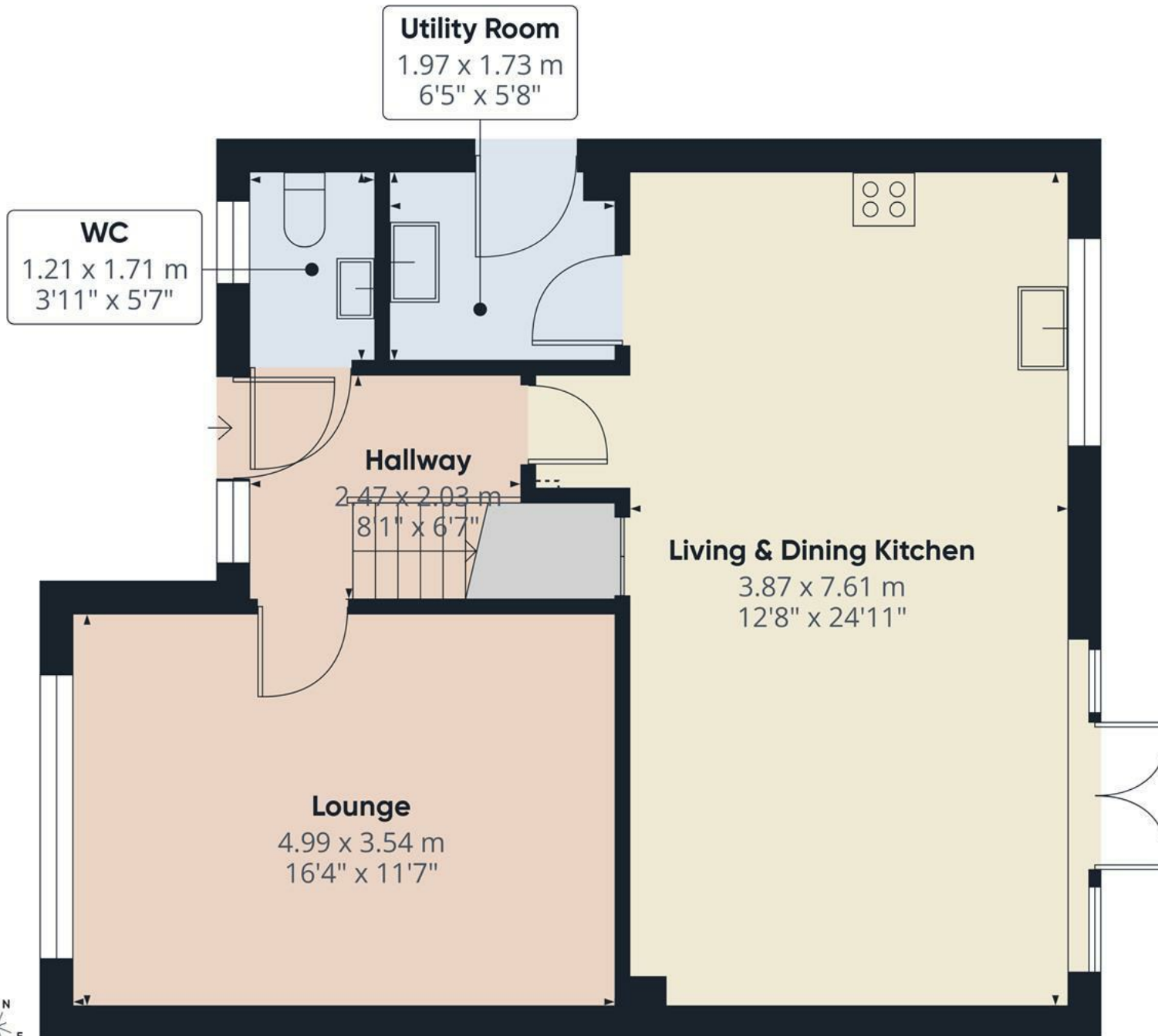












Floor 0

**Approximate total area<sup>(1)</sup>**

60.6 m<sup>2</sup>  
654 ft<sup>2</sup>

(1) Excluding balconies and terraces

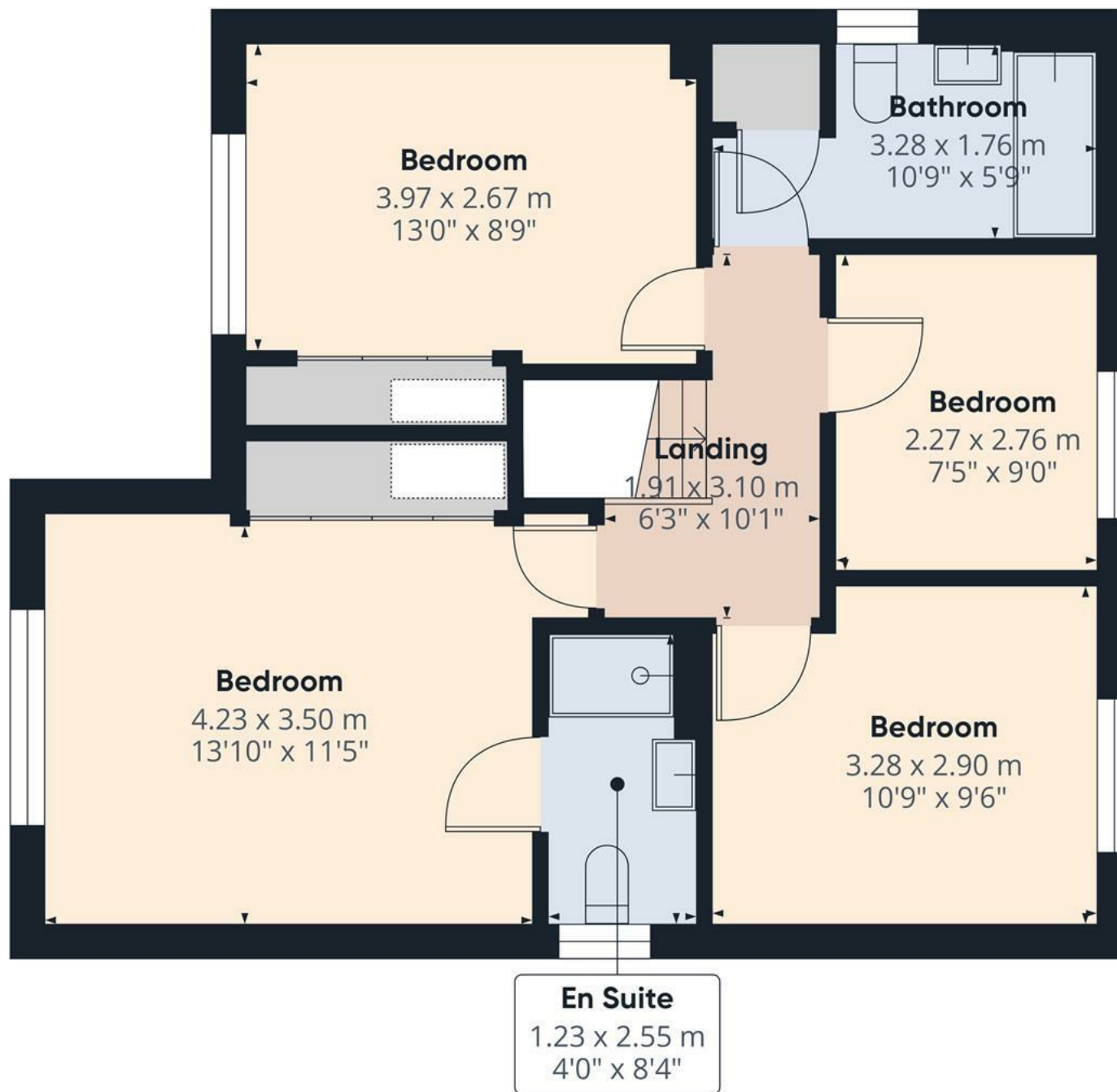
Reduced headroom

Below 1.5 m/5 ft

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

**GIRAFFE360**





Floor 1

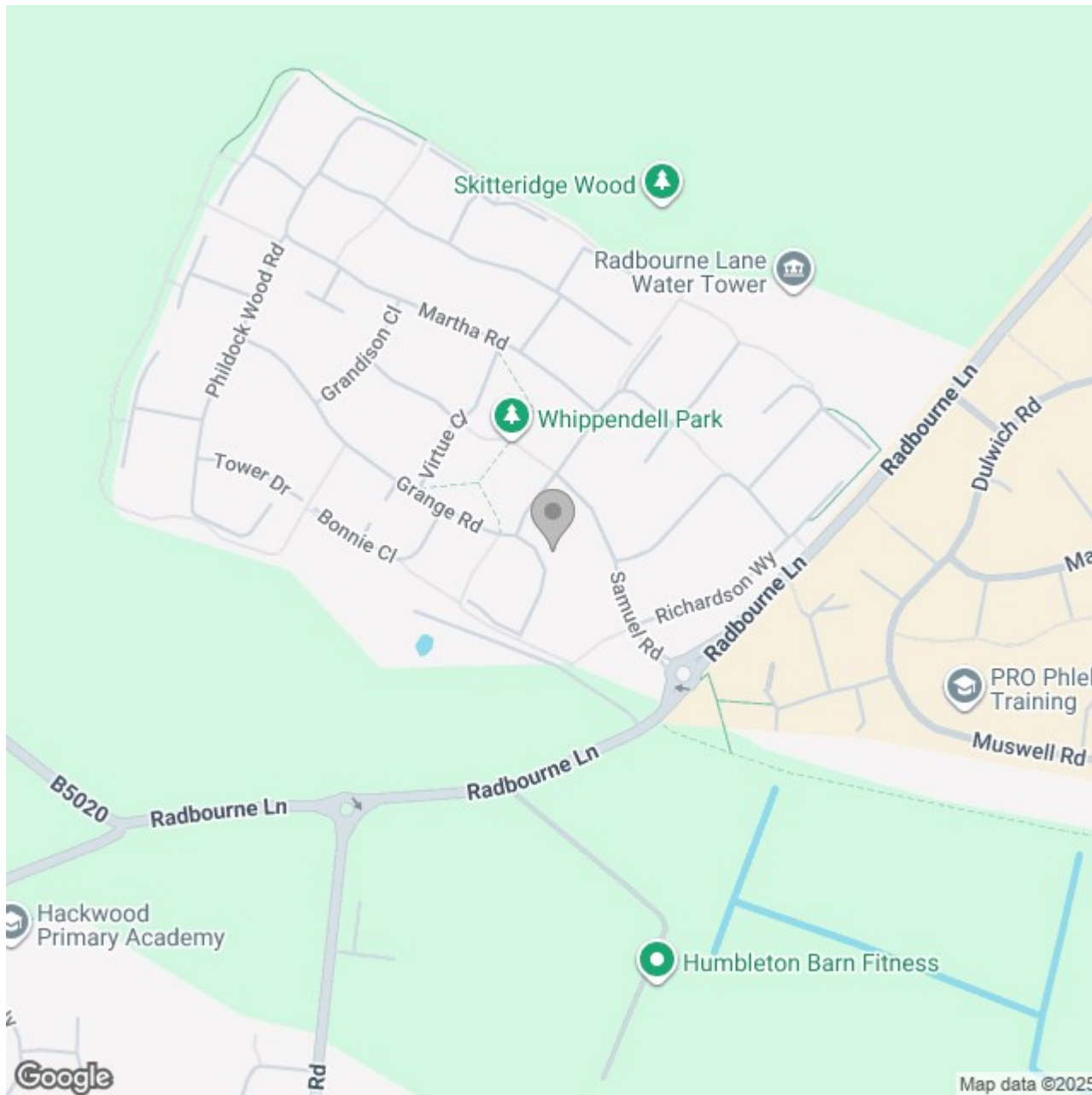
Approximate total area<sup>(1)</sup>  
55.8 m<sup>2</sup>  
601 ft<sup>2</sup>

(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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 