

SCARGILL
MANN & CO

EST. 1995



40 Grange Road

Langley Country Park, Derby, DE22 4NX

Price **£575,000**



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GENERAL INFORMATION

THE PROPERTY

Superbly situated adjacent to paddock land on the popular Langley Country Park development is this five-bedroom detached residence. The spacious accommodation offers light and well-planned accommodation throughout. An entrance hall has stairs to the first floor and a guest cloakroom. The lounge has a large walk-in bay window overlooking the front garden and double doors, ideal when entertaining, opening into the open-plan living, dining and kitchen area that runs across the back of the property with two sets of French doors leading out into the garden. There is also a utility room.

On the first floor is a spacious principal bedroom with large fitted wardrobes, en suite and windows looking out to the front. A guest double bedroom offers a further en suite shower room, and there are three further double bedrooms, one of which is currently used as a study by the vendors. There is a family bathroom.

OUTSIDE

Outside, the rear garden is fully enclosed, walled to the side of the plot and laid mainly to lawn, the front garden is laid to lawn with shrub borders, and an adjacent double-width drive that gives access to the double garage.

LOCATION

Langley Country Park is a popular choice for families due to the good school catchment areas across all ages. The area is served by a Co-op and children's play area. Near Mickleover are a range of shops, including Tesco supermarket, banks, a bakery, public inns, and bars. Mickleover Sports Ground is a short distance away and Derby City center is within an easy drive. There is easy access to the A38, which in turn offers access to the further motorway network beyond.

ACCOMMODATION

Entrance door opening through to reception hallway.

RECEPTION HALLWAY

10'8" width max x 4'10" min (3.25 width max x 1.48 min)

Attractive wood effect flooring, stairs off to first floor, radiator, hot water and heating thermostat, door to lounge, door to kitchen and door opening through to guest cloakroom.

GUEST CLOAKROOM

2'10" x 6'5" (0.86 x 1.96)

Has pedestal wash hand basin with tiled splashback, W.C., radiator and ceiling light point.

LOUNGE

11'9" x 17'1" into bay (3.57 x 5.2 into bay)

Has lovely walk in bay window with wooden shutters looking over the front lawn, radiator and double doors which open out into the superb living family dining kitchen.

LIVING FAMILY DINING KITCHEN

9'4" x 33'8" (2.84 x 10.26)

Two sets of French doors lead out onto the rear garden, door to hallway, ample space for dining room table, chairs and sofas, and the kitchen is fitted with a range of cream high gloss base cupboards, drawers and matching wall-mounted cabinets. The worktops incorporate a five-ring gas hob and a one-and-a-quarter stainless steel sink. Integrated appliances include a double oven, dishwasher, fridge and freezer. A window looks out over the rear garden, there are recessed ceiling down lights, extractor fan with stainless steel splashback and a door opening through to the:

UTILITY ROOM

6'6" x 7'4" from the exterior wall (1.98 x 2.24 from the exterior wall)

The utility room is fitted with a range of base cupboards and larder units with work top over which is inset with a stainless steel sink and side drainer. There is an integrated washing machine, the Potterton domestic hot water and central heating boiler is housed here; there is a radiator and a door that leads out to the side aspect.

FIRST FLOOR

LANDING

With loft access point, built in cupboard housing the domestic hot water and central heating tank and all doors lead off:

PRINCIPAL BEDROOM

13'11" to windows x 16'0" (4.24 to windows x 4.88)

A most light and spacious bedroom with an extensive range of built in wardrobes with mirrored sliding doors providing hanging space and shelving, there are two windows with wooden shutters to the front aspect offering views over the paddock, radiator, thermostat for the upstairs heating and door opening through to the:

EN SUITE

6'5" to window x 5'4" (1.96 to window x 1.63)

Being equipped with a shower cubicle with glazed doors, a pedestal hand wash basin and W.C., tiled surrounds, a radiator and an obscure window to the front aspect.

GUEST BEDROOM TWO

10'0" x 11'9" to window (3.06 x 3.59 to window)

With a window to the rear aspect offering views over the garden, radiator, ceiling light point and a range of built-in wardrobes with mirrored sliding doors providing hanging space and shelving, a door opens through to:

EN SUITE

7'4" to back of shower max x 4'8" min x 6'0" (2.23 to back of shower max x 1.41 min x 1.83)

Has an obscure window to the side aspect, pedestal hand wash basin, W.C., and fully tiled shower enclosure with glazed bi fold doors, radiator, extractor fan and a ceiling light point.

BEDROOM THREE

9'6" x 11'7" (2.89 x 3.52)

Has a window to the rear aspect offering views to the rear garden, radiator and ceiling light point.

Tel: 01283548194

BEDROOM FOUR

9'6" x to window x 11'6" (2.89 x to window x 3.50)

Has a window to the rear aspect looking out over the rear garden, radiator and ceiling light point.

BEDROOM FIVE/STUDY

11'7" max x 9'1" max (3.54 max x 2.77 max)

Has window with fitted wooden shutters to the front aspect offering views over the paddock, radiator, ceiling light point and data cabling point.

FAMILY BATHROOM

Incorporates a panelled bath with mixer taps over, W.C, pedestal hand wash basin, tiled surrounds and an obscure window to the side aspect.

OUTSIDE

To the front of the property is an attractive shaped lawn with herbaceous borders a path leads down the side and a gate opens up to the fully enclosed rear garden which is predominantly laid to lawn with herbaceous borders and garden shed. There is ample space for patio table and chairs.

GARAGE

15'8" to rear max x 16'2" max (4.78 to rear max x 4.92 max)

Two up and over doors, power and light and domestic electric consumer unit is also housed here.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

There is a Management Charge for the estate grounds and play area of £166.36 per annum through RMG/Langley Country Park Management Company

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

Amber Valley Council - Band F

CURRENT UTILITY SUPPLIERS

Water - Severn Trent Water

Gas - EDF

Electric- EDF

Sewage - Severn Trent Water

Broadband supplier - Virgin Media/BT Openreach

Broadband speeds - High - 264Mbps is the current average speed

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/A

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>



Road Map



Hybrid Map



Terrain Map



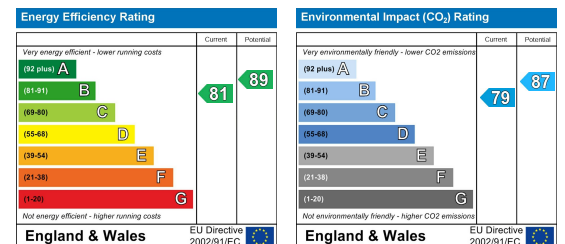
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.