SCARGILL MANN & Co
EST. 1995

72 Skitteridge Wood Road Langley Country Park Derby DE22 4PD

£269,950

- SOLD WITH NO UPWARD CHAIN
- STYLISH MODERN INTERIORS
- GAS CENTRALLY HEATED AND DOUBLE GLAZED
- LOVELY AIRY LOUNGE
- MODERN DINING KITCHEN WITH BUILT IN APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- TWO FURTHER BEDROOMS
- MODERN BATHROOM
- PARKING FOR SEVERAL VEHICLES/ENCLOSED REAR GARDEN
- ECCLESBOURNE SCHOOL CATCHMENT AREA

GENERAL INFORMATION

THE PROPERTY

Sitting in the sought-after Langley Park development on Skitteridge Wood Road, Derby, this charming three-bedroom semi-detached house, built in 2016, offers a delightful blend of modern living. Spanning an impressive 840 square feet, the property boasts fresh decor and contemporary fixtures, making it an ideal choice for families or professionals seeking a comfortable home.

Upon entering, you are greeted by a hallway that leads to a convenient guest cloakroom. The light and airy lounge provides a perfect space for relaxation, with stairs leading to the first floor. The heart of the home is undoubtedly the attractive dining kitchen, which features French doors that open into the enclosed rear garden, allowing for seamless indoor-outdoor living. The kitchen is equipped with a range of built-in appliances, ensuring both style and functionality.

The first floor comprises a principal bedroom complete with built-in wardrobes and an en suite shower. The second bedroom also features built-in wardrobes and overlooks the front of the property, while the third bedroom offers a similar view. A modern-fitted bathroom completes the upper level, ensuring all your needs are met.

Externally, the property benefits from a driveway that accommodates several vehicles and a gate leading to the rear garden, enhancing privacy and security. A small fore garden at the front adds to the overall appeal of this lovely home.

With its prime location and its modern amenities, this property is a must-see for anyone looking to settle in a vibrant community. We invite you to arrange a viewing and experience the charm of this delightful home for yourself.

LOCATION
Langley Country Park is a sought-after development located close to Mickleover and Kirk Langley. The development offers its own supermarket, and within a short drive are a further selection of shops, bars, banks, and supermarkets in Mickleover. The property is close to open countryside, allowing for outdoor pursuits.

There is good travel to Derby City Centre and Ashbourne, which offers everything from a shopping trip to a walk in the Peak District.

There are good transport links to the A38 A50, and A6 , opening up to the further motorway network with the M1 motorway. East Midlands International Airport and Derby Railway Station offer further travel options.

ACCOMMODATION
Entrance door opening through to hallway.

HALLWAY
1.55m x 1.59m to the lounge door (5'1" x 5'2" to the lounge door)
Having a fully glazed door through to the lounge, radiator, ceiling light point and door to the cloakroom.

CLOAKROOM
1.04m x 1.88m (3'4" x 6'2")
Is fitted with a W.C., pedestal hand wash basin with tiled splashbacks, radiator and ceiling light point.

LOUNGE
3.70m width x 5.35m into bay window (12'1" width x 17'6" into bay window)
Has a walk in bay window to the front aspect, radiator, ceiling light point,

stairs off to first floor and a further glazed door which opens through to the modern fitted dining kitchen.

DINING KITCHEN
4.84m x 2.95m (15'10" x 9'8")
In the dining area there is a radiator, ceiling light point and French doors leading out onto the rear patio. The kitchen area is fitted with a range of modern base units, drawers and matching wall mounted cabinets, the domestic hot water and central heating boiler is housed here, the worktops incorporate a four ring gas hob and a one and a quarter stainless steel sink and side drainer, there is a built in double oven, fridge, freezer and provision for washing machine, a window looks out over the rear garden and there is a ceiling light point.

FIRST FLOOR

LANDING
Having a loft access point, radiator, over stairs cupboard ideal for linen storage and all doors leading off to:

PRINCIPAL BEDROOM
3.19m to front of wardrobes x 2.94m (10'5" to front of wardrobes x 9'7")
Has a window to the rear aspect, radiator, ceiling light point and built in wardrobes with mirrored sliding doors providing hanging space and shelving, a door leads through to the ensuite shower room.

ENSUITE SHOWER ROOM
2.65m to rear of shower x 1.54m (8'8" to rear of shower x 5'0")
Is equipped with a fully tiled shower enclosure with an electric Triton shower, pedestal hand wash basin and W.C., there are tiled surrounds, obscure window to the rear aspect, heated chrome towel rail and ceiling light point.

BEDROOM TWO
2.64m x 3.17m to window inc wardrobe (8'7" x 10'4" to window inc wardrobe)
Has a window to the front aspect, ceiling light point, radiator and fitted wardrobe with mirrored sliding doors.

BEDROOM THREE
2.11m x 2.04m to the window wall (6'11" x 6'8" to the window wall)
Has a window to the front aspect, radiator and ceiling light point.

BATHROOM
1.96m width x 2.62m to the rear (6'5" width x 8'7" to the rear)
Has a panelled bath with mixer taps which has a shower attachment and glazed screen, W.C. and pedestal hand wash basin, there are tiled surrounds and matching floor tiles, heated chrome towel rail and extractor fan.

OUTSIDE
The property sits back off Skitteridge Road behind a small fore garden, to the side is a Tarmacadam driveway providing parking for several vehicles, with a gate giving access into the rear garden which is fully enclosed with a paved patio area and predominantly laid to lawn with large garden shed.

AGENTS NOTES
If you have accessibility needs please contact the office before viewing this property.

TENURE
FREEHOLD - 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. Please note there is an annual service charge of £169.

CONSTRUCTION
Standard Brick Construction

COUNCIL TAX BAND
Amber Valley - Band C

CURRENT UTILITY SUPPLIERS
Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS
https://checker.ofcom.org.uk/en-gb/broadband-coverage

SCHOOLS
This property is in the Ecclesbourne catchment area.

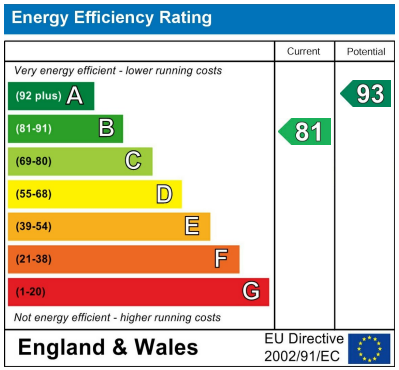
https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx

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

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

CONDITION 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.

VIEWING
Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A



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