

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

96 Richardson Way Langley Country Park, Derby, DE22 4NS



A well presented modern three bedroomed link detached residence occupying a sought after location on the Langley Country Park Estate - sold with 6 month tenancy in place commencing 20 February 2021

- ****6 MONTH TENANCY IN PLACE COMMENCING 20 FEBRUARY 2021****
 - Ecclesbourne School catchment
- Recently constructed • Double glazed and gas central heating • Entrance hall and fitted guest cloakroom • Spacious living room • Open plan dining kitchen • Master bedroom with en-suite shower room • Two further bedrooms and bathroom • Enclosed rear garden • Driveway and garage •

Offers in excess of £249,950



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GENERAL INFORMATION

This is a well situated and tastefully presented modern three bedroomed link detached residence. Benefits from double glazing and gas central heating with hall, fitted guest cloakroom, spacious living room, open plan dining kitchen, first floor landing leads to master bedroom with en-suite shower room, two further bedrooms and well appointed bathroom.

The property is set back behind a small foregarden with adjacent driveway giving access to the attached single garage. To the rear of the property is an enclosed lawned garden with feature patio area.

PLEASE NOTE

The property is sold with a 6 month tenancy in place commencing 20 February 2021.

LOCATION

Langley Country Park is a new estate conveniently located within easy reach of Derby city centre and all its amenities. Within the estate there is a small supermarket and children's play area. The property is within Ecclesbourne School catchment and a further range of amenities can be found in neighbouring Mickleover and Mackworth.

ACCOMMODATION

ON THE GROUND FLOOR

Panelled and double glazed entrance door provides access to:

HALL

Central heating radiator, stylish wood effect floor covering, recessed ceiling spotlighting, staircase to first floor, upvc double glazed window to side, panelled door to:

SPACIOUS LIVING ROOM 5.13m x 3.95m (16'10" x 13'0")

With two central heating radiators, TV and phone point, upvc double glazed window to front, panelled door to useful understairs storage cupboard. Further panelled door to:

OPEN PLAN DINING KITCHEN 4.87m x 3.87m (16'0" x 12'8")

With good sized dining area. Having central heating radiator. Recessed ceiling spotlighting. Upvc double glazed French doors to rear garden.

KITCHEN AREA

Comprising L shaped wood grain effect work top with matching upstand, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with white gloss finish, complementary wall mounted cupboards, inset four plate Zanussi gas hob with extractor hood over, built-in electric oven and grill, integrated fridge freezer, appliance spaces suitable for washing machine and tumble dryer. Wall mounted gas fired boiler. Recessed ceiling spotlighting. Upvc double glazed window to rear.

ON THE FIRST FLOOR

LANDING

With access to loft space. Panelled door to useful



storage cupboard. Upvc double glazed window to side. Further panelled door to:

MASTER BEDROOM 4.03m x 3.26m (narrowing to 3.1m) (13'3" x 10'8" (narrowing to 10'2"))

Central heating radiator. Built-in wardrobe with sliding mirrored door front. TV aerial point. Upvc double glazed window to front. Door to:

WELL APPOINTED EN-SUITE SHOWER ROOM 2.28m x 1.5m (7'6" x 4'11")

Partly tiled with a white suite comprising low flush wc, pedestal wash hand basin, double shower cubicle with integrated Mira shower. Central heating radiator. Extractor fan. Recessed ceiling spotlighting. Upvc double glazed window to front.

BEDROOM TWO 3.6m x 2.95m (11'10" x 9'8")

Central heating radiator. Upvc double glazed window to rear.

BEDROOM THREE 2.97m x 1.85m (9'9" x 6'1")

Central heating radiator. Upvc double glazed window to rear.

FAMILY BATHROOM 2.21m x 1.94m (7'3" x 6'4")

Partly tiled with a white suite comprising low flush wc, pedestal wash hand basin, panelled bath with integrated shower, central heating radiator, extractor fan, recessed ceiling spotlighting.

OUTSIDE & GARDENS

Outside to the front of a property is a small lawned foregarden with adjacent driveway giving access to the attached single garage with power.

To the rear of the property is a patio area which gives way to a lawned garden, further hard standing area for a shed, all of which is enclosed by timber fencing.

COUNCIL TAX BAND

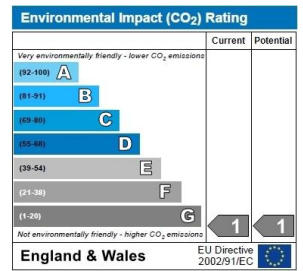
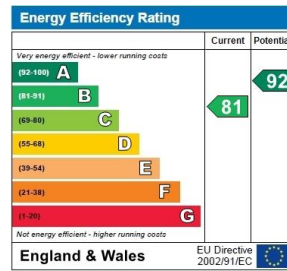
Amber Valley - Tax Band D.

DIRECTIONAL NOTE

Approach from our Derby office is to proceed out of town heading west along Friar Gate which becomes Ashbourne Road. At the Marketaton Island proceed straight over onto Ashbourne Road. Eventually turning left onto Radbourne Lane, at the traffic island turn right into Langley Country Park, right again at the Co-op onto Richardson Way where the property will eventually be located on the left hand side as denoted by our 'for sale board'.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/TS).



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.

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 39 Dale Road, Matlock, Derbyshire DE4 3LT
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