

FOR SALE


NO CHAIN £330,000 Freehold



REDDINGTON  
SALES & LETTINGS

# 4 Samuel Road, Langley Country Park, Derby. DE22 4DT

Thringstone  
20-22, Main Street, Thringstone, Coalville, LE67 8NA

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## ABOUT THE PROPERTY

Occupying a sought after location on this improving residential development known as Langley Country Park. This highly appealing double fronted detached residence is extremely convenient for the local facilities close by and being within the popular Ecclesbourne School catchment offering easy to manage executive style accommodation.

Constructed of modern designs of brick and tile and enjoying the benefit of a full gas central heating system and double glazing this is indeed an economical to run family home.

The internal accommodation has been well presented to a high standard by its current owner and provides entrance hall with ground floor cloakroom, a useful study/home office, rear lounge with French doors leading to a delightful patio garden, a well appointed comprehensively fitted kitchen with full integrated appliances, breakfast bar and seating area and a useful utility room. To the first floor the principal bedroom enjoys fitted wardrobes and an en-suite shower room, there are three additional bedrooms and a family bathroom.

Outside, there is a low maintenance patio style garden offering a high degree of seclusion and privacy and a detached garage.

## FEATURES

Offers a very good opportunity for a discerning purchaser to acquire this well appointed substantial family home in a favoured location and therefore a viewing is essential.

- NO CHAIN
- Superior upgraded detached home
- Residential development called Langley Country Park
- Catchment for Ecclesbourne Secondary school
- Feature central staircase
- Galleried landing
- En suite to bedroom one
- Hammonds mirrored sliding wardrobes
- Four piece family bathroom
- Detached Garage



### The property

Location -

Langley Country Park is situated on the edge of Mickleover and is within the popular Ecclesbourne School catchment. There is also a popular Junior School close at hand and facilities including a supermarket, park and recreational facilities. The countryside is also a few minute's walk away.

Accommodation -

On The Ground Floor -

Entrance Hall - With stairs to the first floor, radiator.

Guest Cloakroom - Comprising, low level w.c., pedestal wash hand basin, tiled flooring, radiator.

Study/Home Office - 2.29m x 2m (7'6" x 6'7") - Laminate flooring, radiator.

Lounge - 4.6m x 3.44m (15'1" x 11'3") - Laminate flooring, radiator, french door with glazed side screen providing access to courtyard style garden.

Open Plan Living Kitchen - 6.95m x 2.74m (22'10" x 9'0") - Having white high gloss units offering inset sink unit with base cupboard under, range of base and drawer units with work surfaces over and up-stand, complementary wall mounted cupboards, tall food/broom cupboard, integrated fridge freezer, five ring gas hob with extractor hood over, built in double oven and grill in matching unit, integrated dishwasher, tiled flooring, radiator, french door with glazed door providing access to the rear garden.

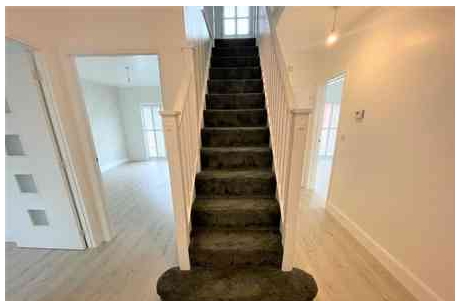
Utility Room - Plumbing for washing machine, inset sink unit with base cupboard under, tiled flooring, radiator, door to the rear off, boiler providing domestic hot water and servicing the central heating system.

On The First Floor -

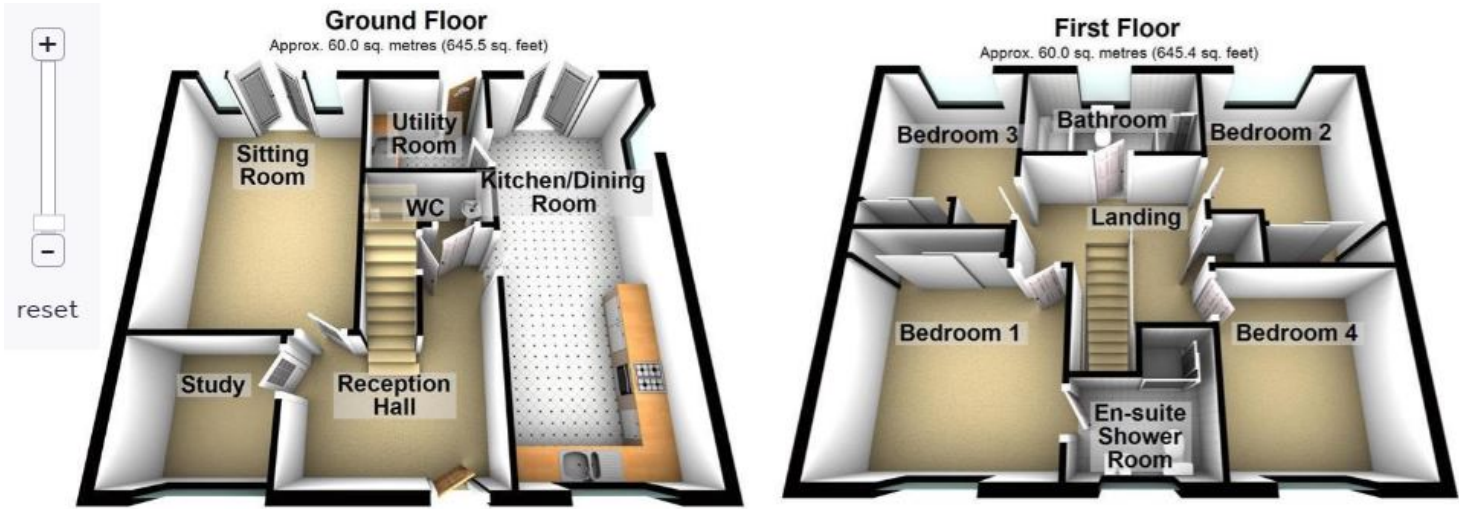
Landing - With built in airing cupboard housing pressured system .

Principal Bedroom - 3.51m x 3.1m (11'6" x 10'2") - Laminate flooring, quality built in fitted wardrobes with mirrored door to front, radiator.

En-Suite Shower Room - Comprising low level w.c., wash hand



# FLOORPLAN



# EPC

