



Grange Road
Langley Country Park

Offers Over £375,000



Grange Road

Derby

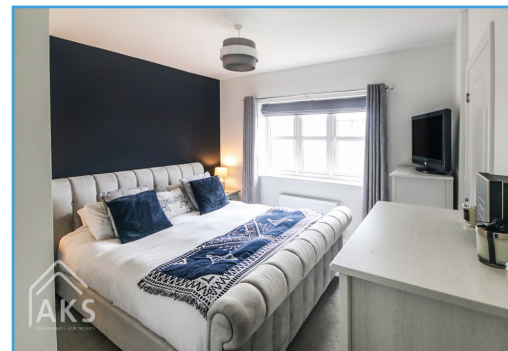
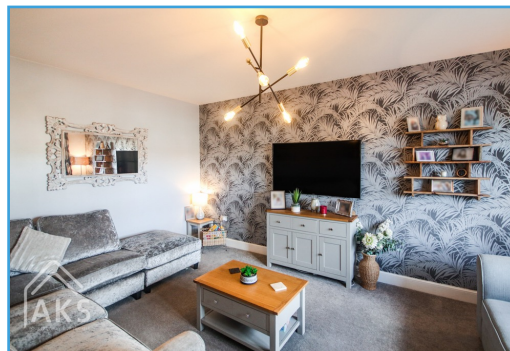
For sale with no upward chain, this is a fabulous opportunity to acquire this beautifully presented four-bedroom detached home situated in the popular Langley Country Park, overlooking the park. This spacious and modern property offers comfort, style, and convenience, making it an ideal family home.

Our Agent Sam Says

"I think this is a beautifully presented family home, I love the layout and think it really compliments a busy family life! The current owners have converted part of the garage into a snug/playroom which personally I think is a much better use of the space as it gives the kids their own area to play and somewhere to keep their toys! The bedroom sizes are brilliant with none of your typical 'box' bedrooms. Lastly being opposite and overlooking the park, this is any kids dream and as they grow older you can watch them from your lounge! It is a wonderful forever home.

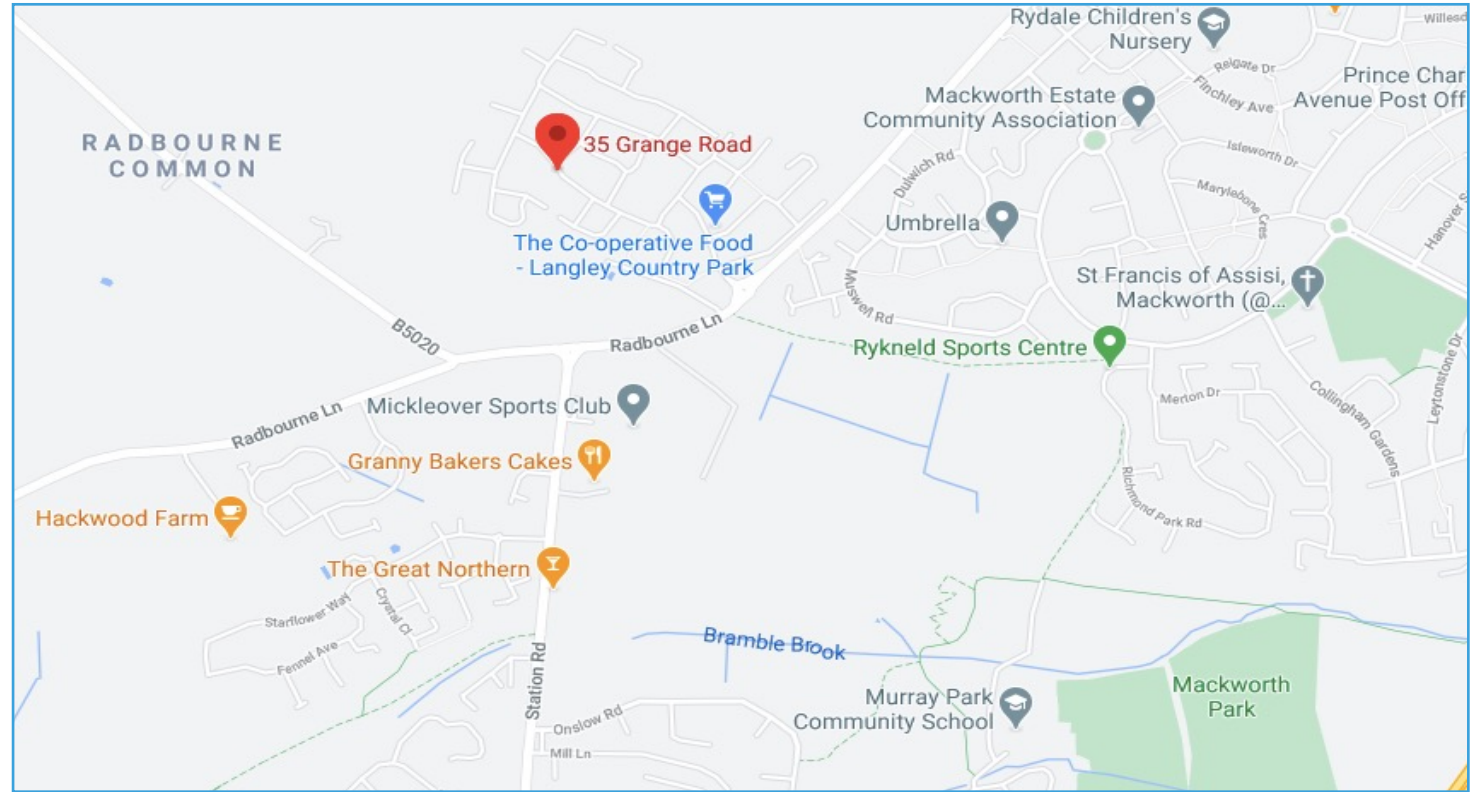
Our Sellers Thoughts

"We brought the house from new and it has been amazing for our family. The boys have loved living across from the park and its certainly a lovely view to open the curtains to every morning. The house is a great space. The neighbours are great and always willing to help and the co-op round the corner is fantastic for last minute shopping or late night treats. The estate itself has such a lovely community feel and it will be a shame for us to move on"



Grange Road Derby

Langley Country Park is a popular development, especially for families! It is in close proximity to the Kirk Langley primary school and Quarndon Primary School. It is within the catchment area for the sought after Ecclesbourne School. There is a local Co-op on the estate as well as a park for children! The property is just a 5 minute drive from Markeaton Park, has easy access to the A52 and A38 making it a great location for commuters too. Within a short Drive from the property in neighbouring Mickleover there is a Tesco supermarket, Sainsburys local, Post Office, restaurants and takeaways and a petrol station. There are several pubs close by and also it is within walking distance to Hackwood Farm.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

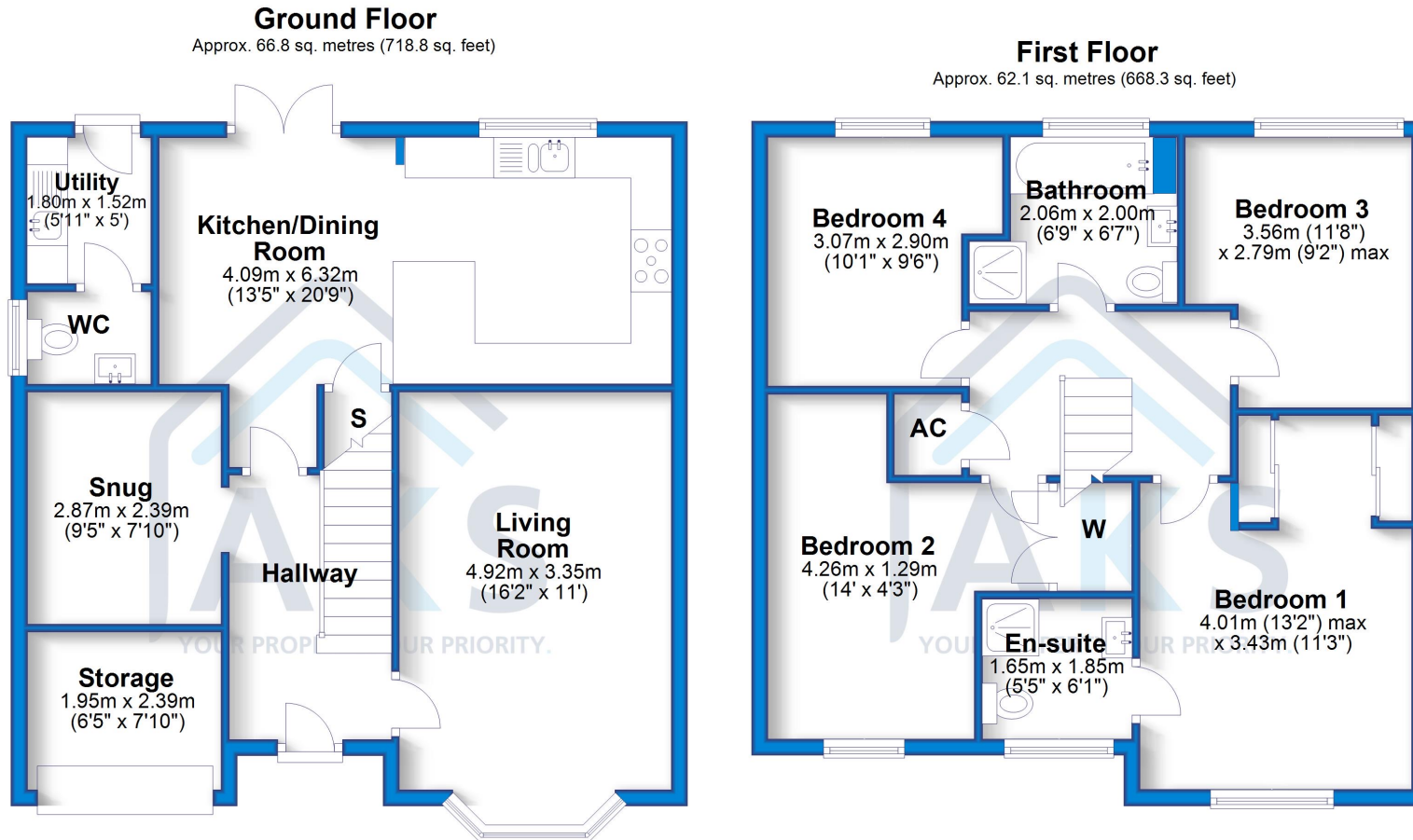


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 128.9 sq. metres (1387.1 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.