



## 18 Parsons Green, Langley Country Park, Derby, DE22 4DS Price £175,000

- Modern End Townhouse
- Entrance Hall, Cloakroom WC & Utility Cupboard
- Contemporary Fitted Kitchen with Integrated Appliances
- Gas Central Heating & Double Glazing
- Landscaped Rear Garden
- Built by Radleigh Homes in 2015
- Spacious Open Plan Living Room
- Two Double Bedrooms & Contemporary Bathroom
- Driveway to the Side
- Ecclesbourne School Catchment



**ECCLESBOURNE SCHOOL CATCHMENT AREA** - A beautifully presented two bedroom end townhouse, located in this desirable end of cul-de-sac position with generous driveway to the side and wide garden plot at the rear. The property is situated in the sought after Mickleover Langley Country Park development and was built by Radleigh Homes in 2015 to a high specification and has a 10 year NHBC Warranty.

Built by Radleigh Homes the property has been constructed to their usual high specification and the accommodation has upvc double glazing, gas central heating and in brief comprises: entrance hall, cloakroom wc, utility/boiler room, spacious open plan living kitchen. The first floor landing leads to: two double bedrooms and contemporary bathroom.

Outside, the property has a low maintenance frontage with generous tarmac driveway leading to the side with gated access to the delightful landscaped rear garden. This property offers a larger garden plot than other similar properties in the area due to its end position. The enclosed rear garden has been landscaped and offers a paved patio area, generous lawned area and raised level planting beds.

## LOCATION

Langley Country Park is a sought after modern development located close to Mickleover. This is an extremely popular residential suburb of Derby approximately 4 miles from the City centre combining a range of local amenities including supermarket, general range of shops and leisure facilities including Mickleover Golf course. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.

## THE ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

8'5" x 3'4" (2.57m x 1.02m)

Composite double glazed entrance door, central heating radiator, quality grey wood-grain laminate flooring and panelled doors giving access to the downstairs w.c and utility room.

#### Downstairs WC

5'5" x 3'0" (1.65m x 0.91m)

Low level w.c., pedestal wash hand basin with tiled splash-back, ceramic tiled flooring, central heating radiator and extractor fan.



#### Utility Cupboard

2'11" x 2'8" (0.89m x 0.81m)

Wall mounted Glow Worm combination boiler, electric fuse box, worktop with low level appliance space for a washing machine and a continuation of the wood-grain laminate flooring.

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## Superb Open Plan Living Kitchen



### Kitchen Area

9'7" x 6'7" (2.92m x 2.01m)

Fitted with a range of high gloss grey wall, base and drawer units with chrome handles and soft closers, roll-edge laminated granite-effect work surfaces with matching splash-back, stainless steel sink drainer unit with chrome mixer tap, Zanussi electric oven and gas four ring hob with splash-back and extractor canopy and integrated tall fridge freezer and dishwasher.



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## Living Area

16'2" x 13'6" (4.93m x 4.11m)

TV point, quality grey wood-grain laminate flooring, open plan staircase to the first floor with open spindles, central heating radiator, UPVC double glazed French doors leading out onto the rear garden with matching side panel windows and understairs storage cupboard.



## FIRST FLOOR

### Landing

7'5" x 6'5" (2.26m x 1.96m)

Loft access, smoke alarm, panelled doors to both bedrooms and bathroom and central heating radiator.

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## Master Bedroom

13'8" maximum x 9'7" reducing to 8'5" (4.17m maximum x 2.92m reducing to 2.57m)

Central heating radiator, built-in mirrored wardrobes, TV point and UPVC double glazed window to the front elevation.



## Double Bedroom Two

13'7" x 8'4" (4.14m x 2.54m)

Central heating radiator, TV point and UPVC double glazed window to the front elevation.



## Contemporary Bathroom

6'8" x 6'4" (2.03m x 1.93m)

Pedestal wash hand basin, low level w.c., panelled bath with glazed shower screen and shower over, ceramic tiled splash-backs and flooring, chrome heated towel rail, shaver point, extractor fan and UPVC obscured double glazed window to the side elevation.



## OUTSIDE

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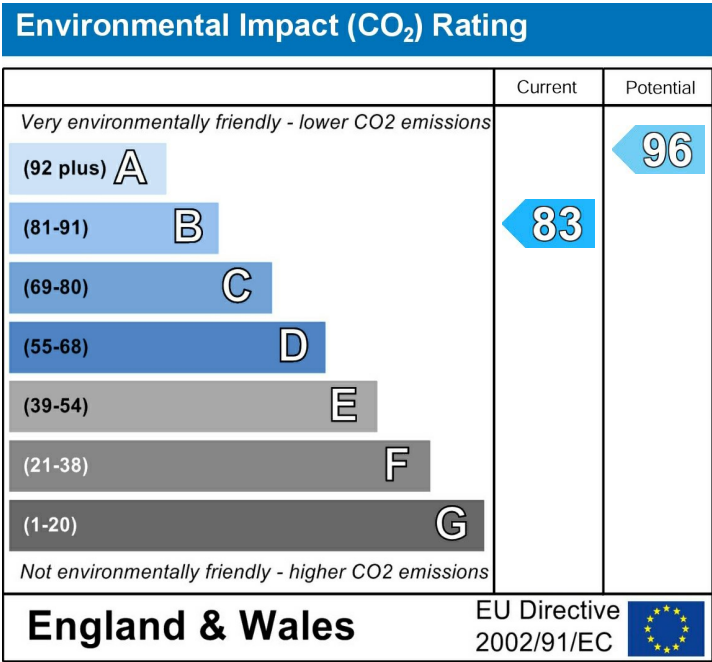
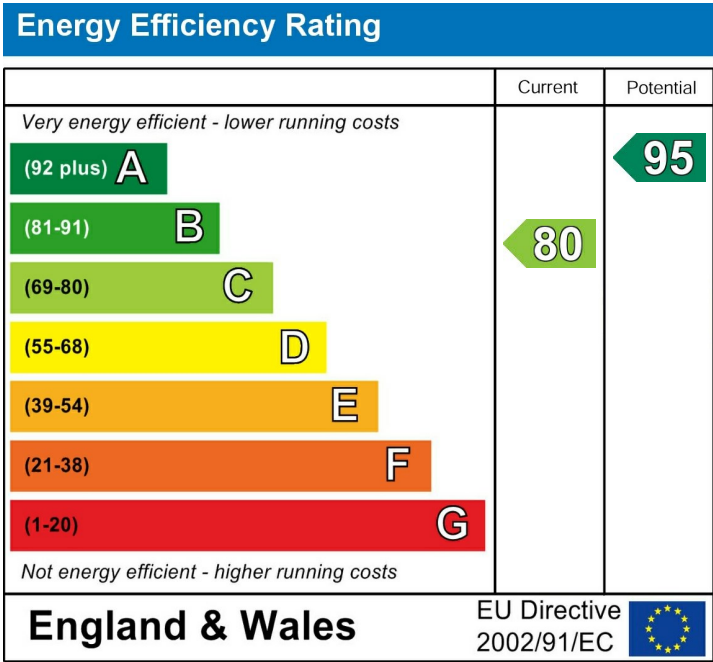


Frontage & Driveway to Side

Outside the property has a low maintenance frontage with generous tarmacadam driveway leading to the side with gravelled channel to the side and timber gated access to the delightful landscaped rear garden.

Enclosed Rear Garden

This property offers a larger garden plot than other similar properties in the area due to its end position. The enclosed rear garden has been landscaped and offers a paved patio area, generous lawned area, raised level planting beds and is enclosed by a timber fence panelled boundary.



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