



Phildock Wood Road
Langley Country Park

Offers Over £225,000



Phildock Wood Road Langley Country Park

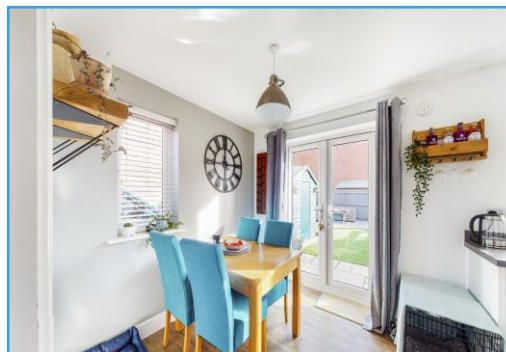
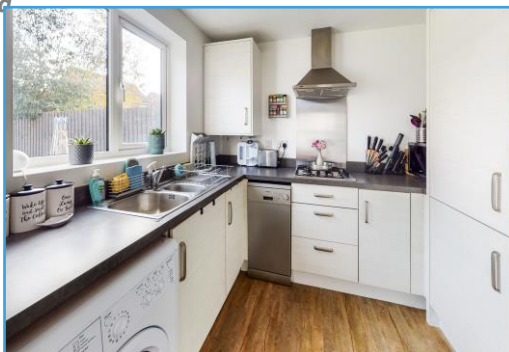
In a quiet cul-de-sac position, this is a fantastic buy for first time buyers or investor. With three bedrooms, driveway parking and a great sized garden.

On entering the property the hallway leads to the downstairs WC and the lounge. The lounge is a great size and leads through to the kitchen diner which sits to the rear of the property, the patio doors lead out onto the patio in the back garden. The kitchen has space for a washing machine, a dishwasher, an integrated oven, hob and fridge freezer. The stairs to the first floor are situated in the lounge. Upstairs the master bedroom is to the back of the property with fitted wardrobes and looks out over the garden. The second bedroom is a good double, also with the benefit of fitted wardrobes. The third bedroom is a great sized single and to the back of the house. There is a storage cupboard located on the landing.

The bathroom is a fantastic size and comprises of a bath with shower over, a sink and a WC.

Outside to the front of the property there is a small low maintenance front garden. The driveway is set to the side of the property with space for two cars. The rear garden is a good size with artificial grass and patio areas, with plenty of space for outdoor dining.

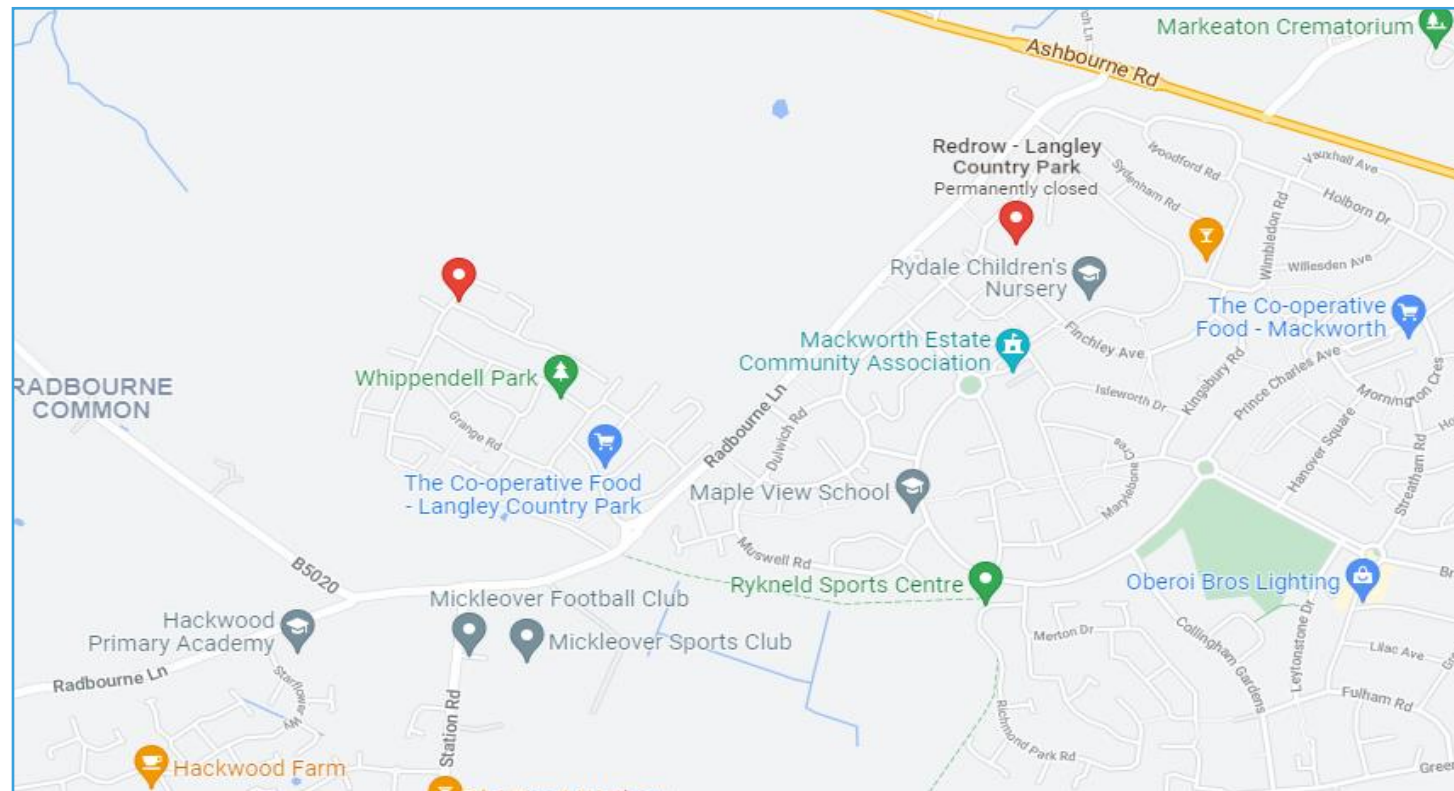
Why you will love this home - beautifully presented 3 bedroomed home situated in a sought after area and sold with no upward chain!



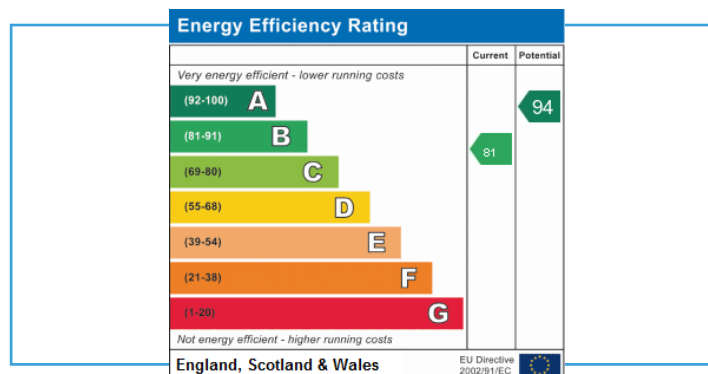
Phildock Wood Road Langley Country Park

Langley Country Park is a popular development, especially for families! Maple View Primary School is within walking distance from the property and 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.

Langley Park



EPC Energy Performance Certificate



Help for buyers

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



Help for sellers

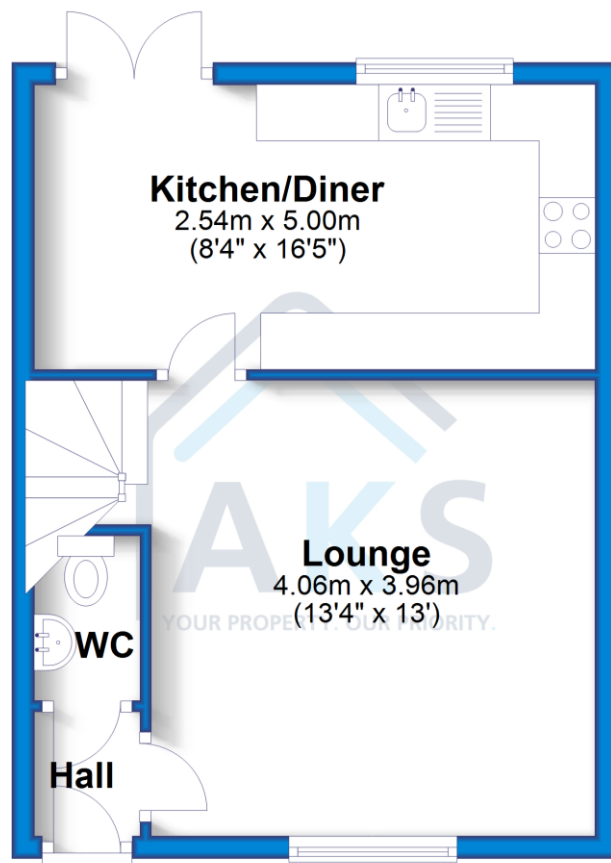
If you're thinking of selling, we'd love to help you.



The Floor Plan

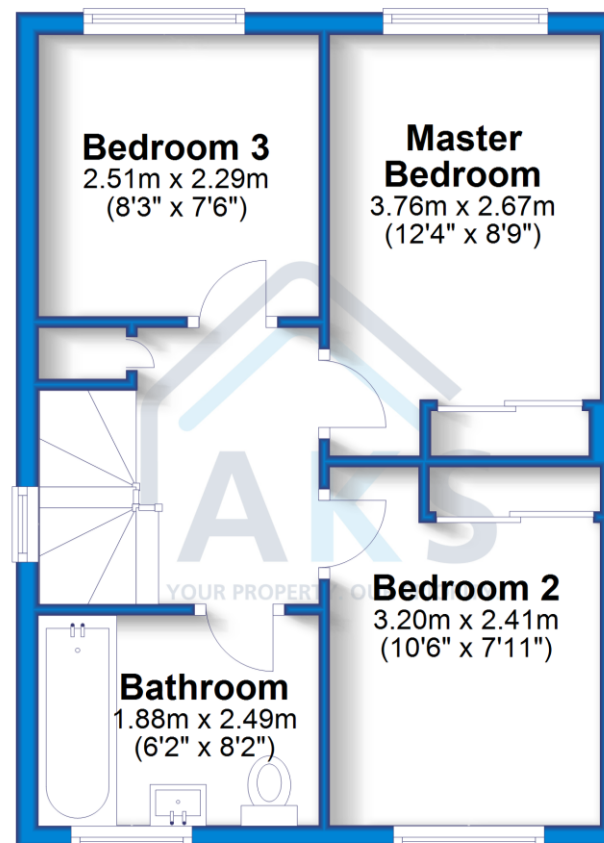
Ground Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)

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

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 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.