

Phildock Wood Road, Derby

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£240,000



This property at a glance:



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Phildock Wood Road, Derby



Mikaela says:

"This is a wonderful 2-bedroom end of terrace house situated on the sought-after Langley Country Park. The kitchen-diner is modern and spacious, with access out to the garden. The kitchen is fully integrated with plenty of countertops, a great space to inspire your inner chef! The living room feels bright yet cosy and inviting, with the addition of a media wall with electric fire for style and comfort.

Upstairs the two bedrooms are really generous doubles, both have large, fitted wardrobes as well as plenty of space for additional furniture. The main bathroom is located between the two bedrooms, again generously sized with neutral décor as well as the benefit of a shower over the bath.

Outside the well sized corner plot would be perfect for relaxing summer evenings or hosting gatherings with friends and family. Being South-East facing you get the sunshine all day long. With decking leading from the kitchen as well as a further gravelled area, you have plenty of choice when it comes to placing garden furniture. The garden is gated giving you access to your parking at the rear of the house. I think this would make a great home for a first-time buyer or smaller family".



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Did you spot...

This beautiful family home is within the catchment area for Ecclesbourne School



A message from the seller:

"One of the things I've always loved about this house is how spacious the rooms are. There's a real sense of space and light throughout. It's warm and efficient to run too, which makes a big difference. The garden gets loads of sun and feels like a real escape, great for relaxing or spending time with friends and family. The estate itself is quiet and friendly, with lovely walks around it right on the doorstep and a nice community feel. Shops are close by for anything you need, and it's in a brilliant school catchment area of Ecclesbourne, which could be a huge bonus. We have spent lots of time upgrading the interior and exterior of the property to make it homely, and are only choosing to leave for more space."





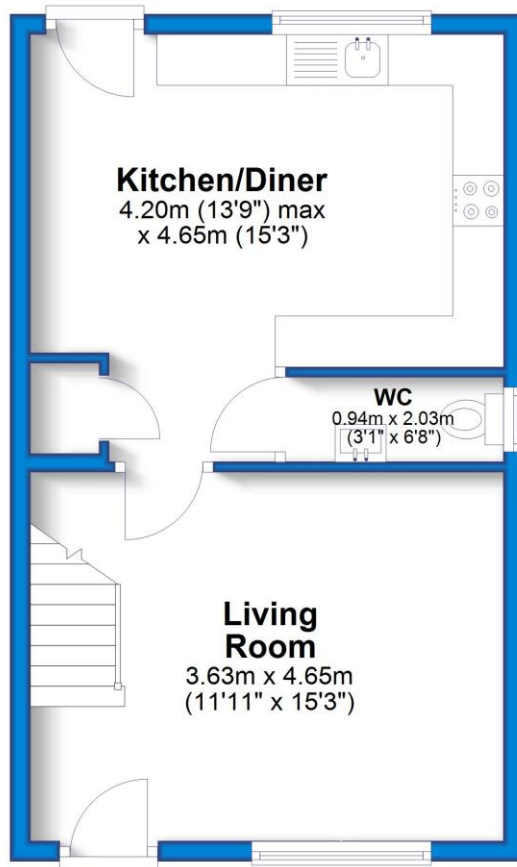
Floor Plan



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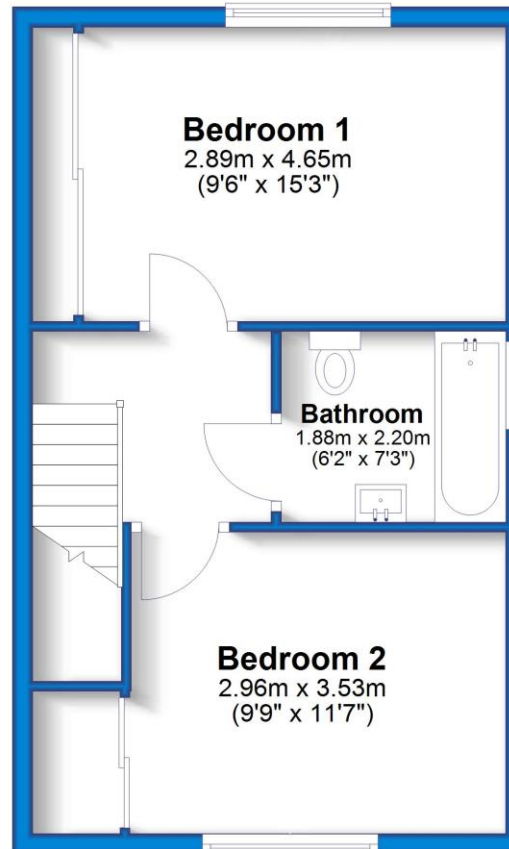
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 73.7 sq. metres (793.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



300+ 5 star Google Reviews



Key Features:

- GENEROUSLY SIZED 2 BEDROOM HOUSE
- CORNER PLOT
- FULLY INTERGRATED KITCHEN
- MODERN DECOR THROUGOUT
- FANTASTIC LOCATION CLOSE TO LOCAL AMENITIES
- EPC RATING B
- NHBC WARRANTY
- ECCLESBOURNE SCHOOL CATCHMENT



About the area:

Langley Country Park is a popular development, especially for families! 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.



Schools:

Maple View Primary School is within walking distance from the property and it is within the catchment area for the sought after Ecclesbourne School.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

