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9, DE22
£260,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT AREA - A beautifully appointed three bedroom semi-detached home, built to a quality specification by Radleigh Homes and located within the highly sought after Langley Country Park development on the outskirts of Mickleover. This immaculate home has been tastefully presented throughout and offers a perfect blend of contemporary design and would be ideally suited to professionals or a young family.

The property in brief comprises: entrance hallway, downstairs wc, beautifully appointed kitchen comes fully equipped with integrated appliances, while the generous living/ dining room opens out onto a landscaped, low-maintenance garden. The first floor landing leads to three bedrooms and contemporary bathroom. The spacious primary bedroom comes complete with built in wardrobes and en-suite shower room.

Externally the property has a driveway to the side with off-street parking for two vehicles and this leads to a delightful landscaped rear garden with generous patio, artificial lawn and decked seating area.





The Detail

Constructed by Radleigh Homes, this modern three-bedroom semi-detached property offers a thoughtfully designed layout finished to a high standard. The welcoming entrance hallway features durable wood-effect flooring, leading to a well-appointed downstairs WC with chrome fixtures and an extractor fan.

The front-facing kitchen combines style and functionality, with sleek Stilage panelled units, laminated wood-effect worktops, and a full suite of integrated appliances including a fridge freezer, washing machine, oven, and gas hob. A stainless steel sink and extractor canopy complete the contemporary finish.

To the rear, the spacious living and dining area benefits from the same elegant flooring, a central TV point, and French doors opening directly onto the rear garden – perfect for seamless indoor-outdoor living. An understairs storage cupboard adds further practicality.

Upstairs, the principal bedroom to the front features built-in mirrored sliding wardrobes and a private en-suite shower room with a white three-piece suite and electric shower. Two further bedrooms at the rear provide flexible space for guests, children, or a home office, served by a modern family bathroom with a matching white suite.

Externally, the front garden is low-maintenance, laid with purple slate, planted shrubs, and a paved path. A single-width driveway accommodates two vehicles. The rear garden is both attractive and functional, offering a paved patio, composite decked seating area, artificial lawn, and raised planting beds – all enclosed by panel fencing and complete with a timber-framed shed.





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The Location

Grandison Close is located within the highly regarded Langley Country Park development in Mickleover, an area that blends modern convenience with a genuine sense of community. The estate features a perimeter footpath ideal for walking, jogging, or cycling, along with a well-equipped park and children's play area at its centre—making it especially popular with families. A local Co-op is within walking distance for daily essentials, while nearby pubs such as The Great Northern, The Farmhouse at Mackworth, and The Bluebell Inn offer excellent dining and social spots.

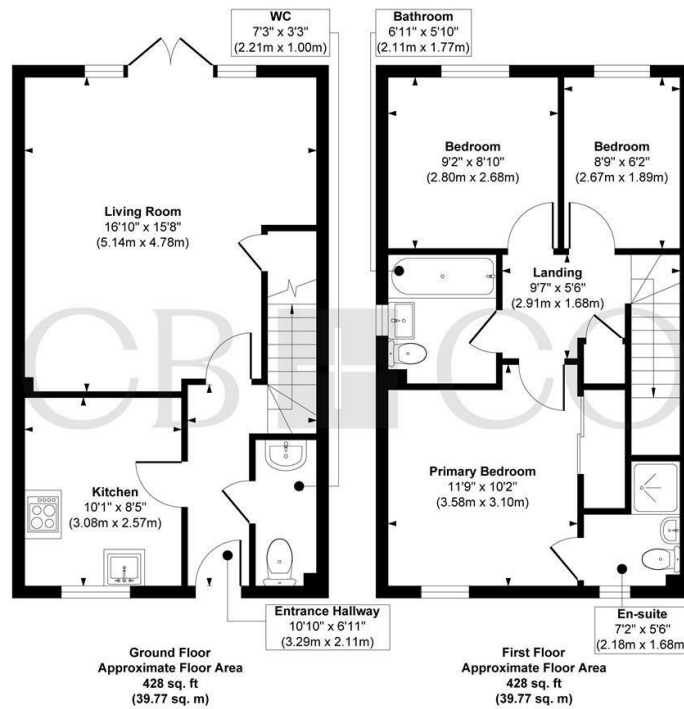
The development falls within the catchment area for the highly acclaimed Ecclesbourne School, with a dedicated school bus service operating daily from Radbourne Lane, adjacent to the estate. Residents also enjoy access to the scenic Great Northern Greenway, a favourite for runners and cyclists, as well as the extensive open spaces of nearby Markeaton Park. Mickleover village, just a few minutes' drive away, provides further amenities and shopping options. With convenient transport links via the A38 and A50, and regular bus routes into Derby city centre, the location is ideal for families, professionals, and commuters alike.







Grandison Close, Langley Country Park, Derby



Approx. Gross Internal Floor Area 856 sq. ft / 79.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Stylish Three-Bedroom Semi-Detached Home
- Ecclesbourne School Catchment Area
- Immaculate Home - Built by Radleigh Homes
- Ideal for Young Professionals or Young Family
- Entrance Hallway, WC & Beautifully Appointed Kitchen
- Spacious Living Dining Room with French Doors onto Rear Garden
- Three Bedrooms, Contemporary Bathroom & En-Suite
- Superb Landscaped Rear Garden with Artificial Lawn & Decked Seating Area
- Popular Modern Estate Close To Local Shops, Parks & Greenways
- Easy Access to Excellent Local Amenities in Mickleover

Size

Approx 856.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

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