# GRANGE ROAD, LANGLEY COUNTRY PARK, DERBY

PRICE £1,100 PER MONTH

2 BEDROOM | 1 BATHROOM | 1 RECEPTION

# WELCOME TO GRANGE ROAD

ECCLESBOURNE SCHOOL CATCHMENT- Occupying an enviable position at the end of a quiet cul-de-sac within the sought-after Langley Country Park development this beautifully presented two-bedroom townhouse offers contemporary living in a setting that perfectly balances convenience with lifestyle appeal.

The property features an impressive high-gloss kitchen with integrated appliances a spacious lounge diner opening directly onto the rear garden and attractive grey wood-grain effect flooring extending throughout the ground floor to create a seamless modern finish. Upstairs two generously proportioned bedrooms are complemented by a well-appointed bathroom and excellent built-in storage. Outside the enclosed rear garden combines a lawn with a patio seating area providing an inviting space for relaxing or entertaining.

Positioned within the Ecclesbourne School catchment area and close to everyday amenities open green spaces walking routes and the Great Northern Cycle Path this is an exceptional home ideally suited to professionals and those looking to downsize.

# THE DETAIL

The Detail
The property is entered via a contemporary composite entrance door with inset glazing opening into a welcoming hallway finished with attractive grey wood-grain effect flooring that flows throughout the entire ground floor creating a stylish and cohesive finish. Positioned off the hallway is a convenient downstairs WC fitted with a wash-hand basin and WC.

The kitchen is situated at the front of the property and has been fitted with an attractive range of high-gloss wall and base units complemented by coordinated work surfaces. Integrated appliances include a Zanussi oven and hob stainless steel cooker hood fridge freezer and washing machine while recessed lighting enhances the contemporary finish.

Spanning the rear of the property is the spacious lounge diner providing an excellent environment for both everyday living and entertaining. French doors allow natural light to fill the room while opening directly onto the rear garden creating an effortless connection between the indoor and outdoor living spaces.

The first-floor landing provides access to the loft space. The principal bedroom is a generous double positioned to the front of the property and benefits from a built-in mirrored wardrobe together with a useful over-stairs storage cupboard. The second bedroom overlooks the rear garden and provides excellent flexibility as a guest bedroom nursery or home office. Serving both bedrooms is a contemporary bathroom fitted with a three-piece suite comprising a panel bath wash-hand basin and WC complemented by modern tiling and an

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obscure double-glazed window providing natural light and privacy.

Outside the enclosed rear garden has been designed for ease of maintenance with a lawn patio seating area and garden shed creating a pleasant setting for outdoor dining entertaining or simply relaxing. The property's position at the end of the cul-de-sac offers a greater sense of privacy together with minimal passing traffic.

Langley Country Park is a highly regarded modern development offering an excellent balance of convenience and outdoor living. The property falls within the sought-after Ecclesbourne School catchment area and is within a short walk of the local Co-op for everyday essentials. Residents can also enjoy a children's play area attractive walks around the perimeter of the development and direct access to the Great Northern Cycle Path providing excellent opportunities for walking cycling and enjoying the surrounding green spaces.

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

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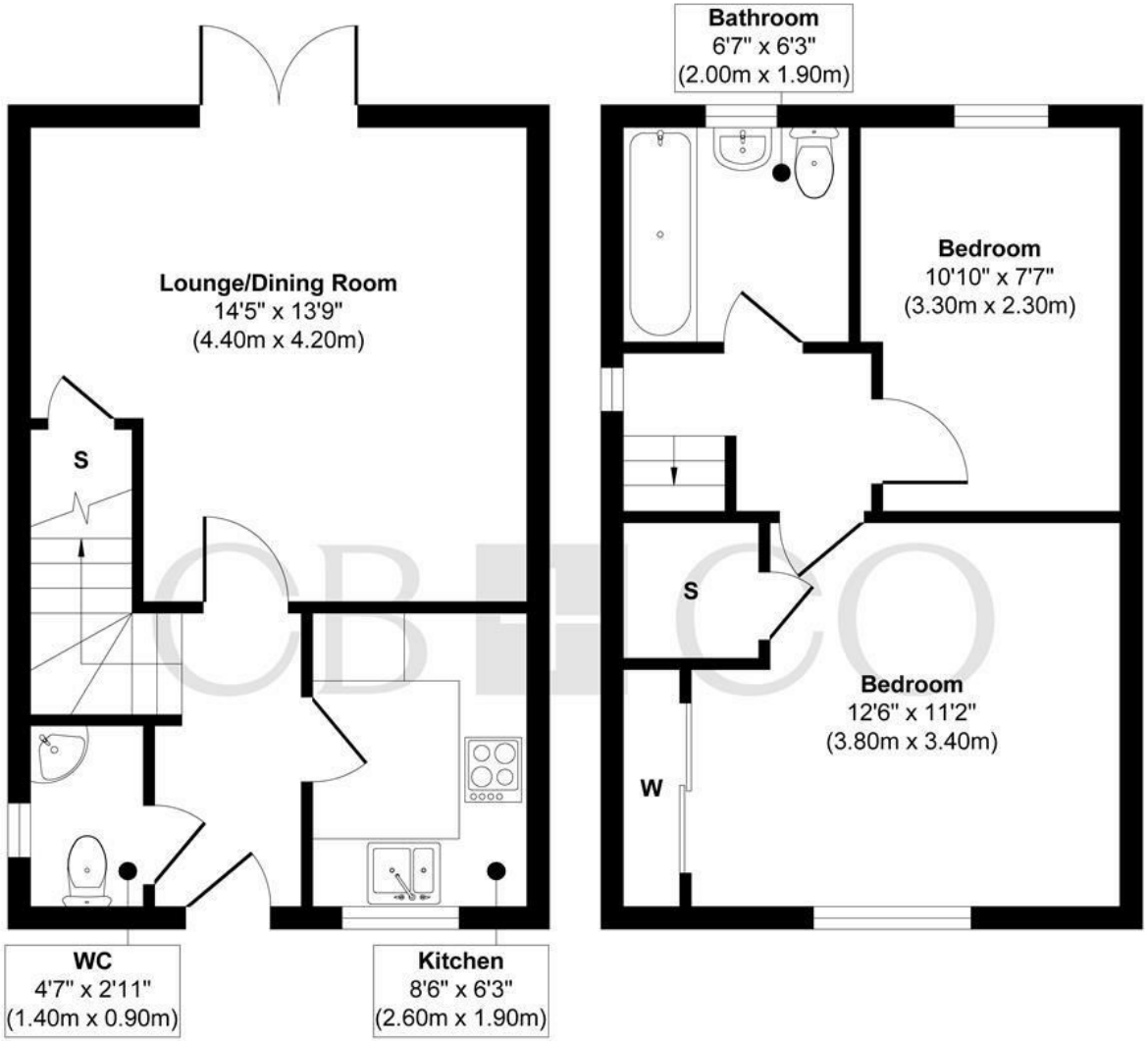
# Grange Road, Derby, DE22 4NX




**Ground Floor**
**Approximate Floor Area**
**326 sq. ft**
**(30.36 sq. m)**

**First Floor**
**Approximate Floor Area**
**326 sq. ft**
**(30.36 sq. m)**

**Approx. Gross Internal Floor Area 652 sq. ft / 60.72 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

652.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

B

- Stylish Two Bedroom Townhouse Positioned On A Cul-De-Sac
- Contemporary High-Gloss Kitchen With Integrated Zanussi Appliances
- Spacious Rear Lounge Diner With French Doors Opening Onto The Garden
- Attractive Grey Wood-Grain Effect Flooring Throughout The Ground Floor
- Convenient Downstairs WC And Welcoming Entrance Hallway
- Generous Principal Bedroom With Built-In Mirrored Wardrobe
- Contemporary Three-Piece Family Bathroom With Modern Tiling
- Enclosed Rear Garden Featuring A Patio Seating Area Lawn And Garden Shed
- Short Walk To The Local Co-Op Children's Play Area And Estate Walks
- Available Now

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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01332 411050
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MICKLEOVER

THE STUDIO

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