



£375,000

Richardson Way, Derby DE22 4NS

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Ecclesbourne School Catchment Area
- Extended Four Bed Detached Family Home
- Spacious Open-Plan Dining-Kitchen
- Popular and Convenient Residential Location
- Driveway parking with EV charging point and single garage
- Four Bedrooms, Master with Ensuite and Family Bathroom
- Excellent location for schools, amenities, transport links (A38, A52, A50) and Derby city centre
- Beautifully Landscaped Gardens with Hot Tub & Summer House

Property Description

An extended four-bedroom detached home situated in the highly sought-after Langley Country Park development within the Ecclesbourne School catchment area. Offering spacious open-plan living, a private rear garden and excellent transport links, it is ideal for modern family life.

Main Particulars

Situated in the highly sought-after Langley Country Park development, and within ECCLESBOURNE SCHOOL CATCHMENT, this extended four-bedroom detached home offers generous and flexible living space, perfectly suited to modern family life. The property enjoys a prime residential position with easy access to local amenities, well-regarded schools, and excellent transport connections to Derby city centre and surrounding areas.

The ground floor has been significantly enhanced to create a superb open-plan layout, forming the real hub of the home. Accommodation includes a welcoming entrance hall, a comfortable lounge to the front, and a fantastic extended kitchen/dining/family area to the rear. This bright and sociable space is ideal for both day-to-day living and entertaining, with the kitchen offering plenty of storage and workspace, and bi-folding doors opening out onto the garden. A downstairs WC and useful storage space complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a spacious main bedroom, all served by a contemporary family bathroom. The layout provides excellent versatility, whether for family use, guests, or home working.

Externally, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is a private enclosed garden, mainly laid to lawn with patio areas, creating an ideal space for outdoor dining and relaxation.

Langley Country Park is well known for its attractive green spaces and family-friendly environment. The property is conveniently located for local shops, schools, and leisure facilities, while offering superb access to major road links including the A38, A52, and A50, making it ideal for commuters

Location

Langley Country Park is a well-regarded modern development offering convenient access to a wide range of local amenities. It is particularly popular with families and falls within the Ecclesbourne School catchment, with a dedicated bus service running directly from just outside the development to the school.

The area benefits from a nearby Co-op for everyday essentials, along with pleasant walking and cycling routes that loop around the estate. Residents are also within easy reach of a number of good local restaurants and pubs offering country dining. Close by is Markeaton Park, providing extensive green space and leisure facilities, while the development itself is family-focused with an on-site play area that this property overlooks.

Further afield, the location is well placed for Derby University and the Royal Derby Hospital, making it ideal for professionals and families alike. The nearby village of Mickleover offers a lively mix of shops, supermarkets, cafes, restaurants, pubs, a gym and a golf course, creating a strong sense of community with excellent amenities.

Ground Floor

Entrance Hallway

The entrance hallway features dark wood-effect flooring, creating a cohesive and contemporary feel that continues through into the kitchen and garden room. The space is accessed via the front door and provides stairs rising to the first floor, along with doors leading to the ground floor accommodation. Additional benefits include a radiator and a useful storage cupboard.

Open-Plan Living Kitchen Diner

Open-plan living kitchen diner forming the central hub of the home. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, integrated appliances, inset spot lighting and excellent storage space.

The area flows seamlessly into a spacious dining and garden room, featuring high-gloss units with slate-effect worktops and matching splashbacks, along with a full range of integrated Zanussi appliances including a double oven, gas hob, microwave and dishwasher. Bi-folding aluminium doors open directly onto the rear garden, while additional angled windows and recessed LED lighting create a bright and airy space, ideal for both everyday living and entertaining.

Living Room

Positioned to the front of the property featuring a bay window allowing plenty of natural light. The room is enhanced by a striking bespoke media wall with recessed space for a flat-screen TV and soundbar, complemented by an inset remote-controlled electric fire, creating a stylish and contemporary focal point. A TV point and radiator complete the space.

WC

WC comprising wash hand basin, low level WC and radiator, with obscured window to the front aspect.

First Floor

Landing

Providing access to all bedrooms and the family bathroom, with loft access.

Bedroom

With built-in wardrobes, window to the front elevation and radiator. Door providing access to the en-suite.

En Suite

Modern en-suite shower room fitted with a three-piece suite comprising a shower cubicle, WC and wash hand basin.

Bedroom Two

With double glazed window to the rear elevation, with views over looking the garden, and radiator.

Bedroom Three

With double glazed window to the rear, with views over looking the garden, and radiator.

Bedroom Four

With double glazed window to the front elevation and radiator.

Family Bathroom

Stylish three-piece bathroom suite comprising a bath with overhead shower, WC and wash hand basin. Finished with a heated towel rail and extractor fan, creating a modern and practical space.

External

Outside

Externally, the rear garden has been designed for ease of maintenance and enjoyment, featuring Indian sandstone pathways, a composite decked seating area and artificial lawn. A timber summer house with power offers excellent versatility, ideal as a home office, studio or hobby space.

To the side, a driveway with EV charging point leads to a detached brick-built garage, providing secure and convenient off-road parking.

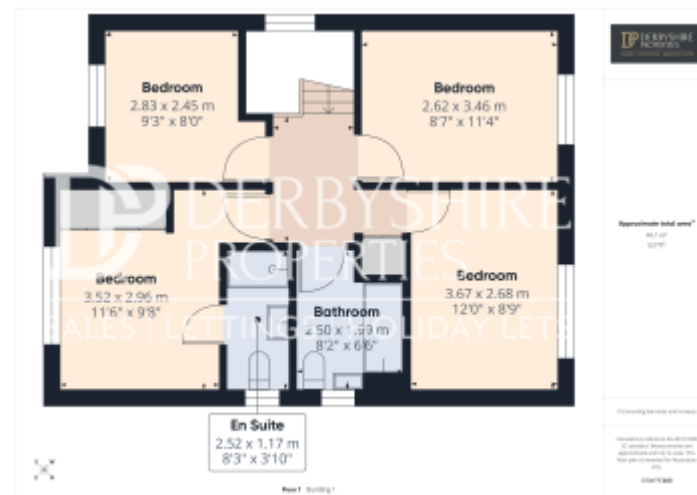
Additional Information

Please note that estate management charges apply to this development. Full details, including the level and terms of these charges, should be verified by your solicitor during the conveyancing process.

Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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