

Fletcher & Company

9 Burbage Drive, Mickleover, Derby, DE3 0GS

Asking Price £475,000

Freehold



- Executive Detached Home
- Popular Residential Location - Cochet Village, Mickleover
- Spacious Large Living/Kitchen/Diner
- Utility & Cloakroom
- Four Double Bedrooms
- Three Bathrooms
- Pleasant Garden
- Driveway & Double Garage
- Extremely Well Presented Throughout
- Balance of a 10 year NHBC Guarantee





Summary

SUPERB FAMILY HOME - A fantastic opportunity has arisen to acquire a recently built and immaculately presented, executive four bedroom detached home with double garage in a sought after residential location.

Boasting many upgrades from the original specification and benefitting from the balance of a ten year NHBC warranty the home has the advantage of gas central heating, double glazing, ample off street parking and access to an integral double garage.

Upon entering the property the accommodation comprises; entrance hall, guest cloakroom with WC, snug, spacious large living/kitchen/diner and utility room. On the first floor; spacious landing providing access to four double bedrooms with two en-suite shower rooms and a family bathroom.

The property has a great stance and curb appeal with ample off street parking, laid lawn and access to an integral double garage. To the rear of the property is a private and enclosed garden with patio area and laid lawn.

We encourage an early internal inspection, to avoid disappointment and to appreciate the specification and size on offer.

F&C

Ground Floor

Hallway

Door and side panel UPVC double glazed window to the front elevation, hallway comprises of Karndean flooring, central heating radiator, staircase to the first floor with under stairs storage cupboard inset spotlights to ceiling, provides access to the lounge:

Lounge

16'0" x 10'0" (4.89 x 3.06)

UPVC bay window to the front elevation, central heating radiator, inset spotlights to the ceiling.



Open Plan Living/Kitchen/Diner

12'9" x 16'9" (3.91 x 5.13)

Comprises of granite worktops throughout with desirable island unit, with further wall, base and draw units, integrated fridge/freezer, dishwasher, induction hob with dual electric oven and over hob extractor, useful integrated bins and inset spotlights, central heating radiator. French doors leading out onto a patio and access into a utility room:



Living area

16'8" x 10'0" (5.09 x 3.07)

UPVC bifold doors to the rear elevation, two central heating radiators, continuation of the Karndean flooring, inset spotlights to the ceiling.

Utility Room

6'0" x 4'1" (1.83 x 1.26)

Continuation of the granite worktops and Karndean flooring, space for freestanding washer/dryer. Doors leading into integral garage and a cloakroom/WC:

Cloakroom/WC

8'6" x 5'6" (2.61 x 1.68)

Comprises of continuation of the Karndean flooring, low level WC, wall mounted hand wash basin with mixer tap, tiled wall central heating radiator, extractor fan and frosted UPVC double glazed window to the side elevation.

First Floor

Landing

Provides access to the four bedrooms

Master Bedroom

13'6" x 12'10" (4.13 x 3.93)

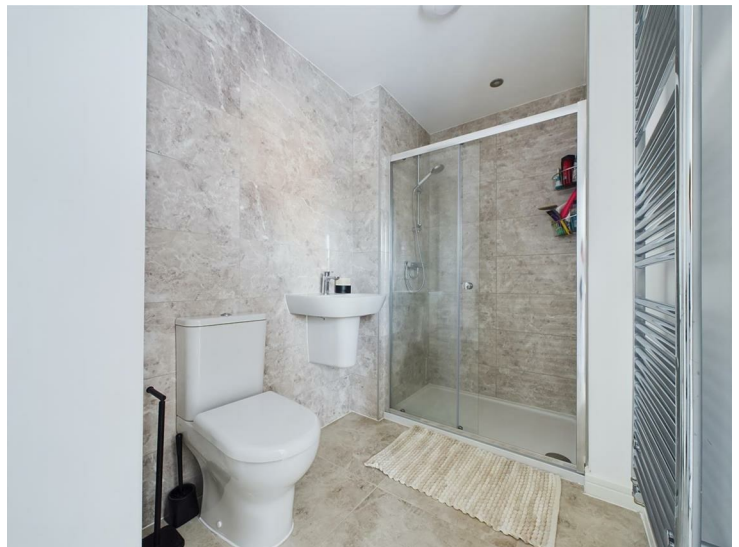
Comprises of two central heating radiators, UPVC double glazed window to the front elevation with fitted blinds, there are fitted wardrobes and inset spotlights. Doorway to En-Suite:



En-Suite

12'10" 5'4" (3.93 1.63)

Comprises of double shower enclosure , wall mounted wash hand basin with mixer tap, low level WC, chrome heated towel radiator, inset spotlights and extractor fan. Tiled floor and walls.



Bedroom Two

55'5" x 33'1" (16.9 x 10.10)

UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes, inset spotlights and the benefit en-suite shower room:



En-Suite Shower Room

7'8" x 5'9" (2.35 x 1.76)

Comprises of Double electric shower, wall mounted wash hand basin, low level WC, chrome heated towel radiator, extractor fan and inset spotlights, UPVC double glazed frosted window to side elevation, part tiled walls and tiled floor.



Bedroom Three

13'2" x 8'11" (4.02 x 2.73)

UPVC double glazed window to the rear elevation, central heating radiator.



Bedroom Four

13'0" x 8'11" (3.98 x 2.73)

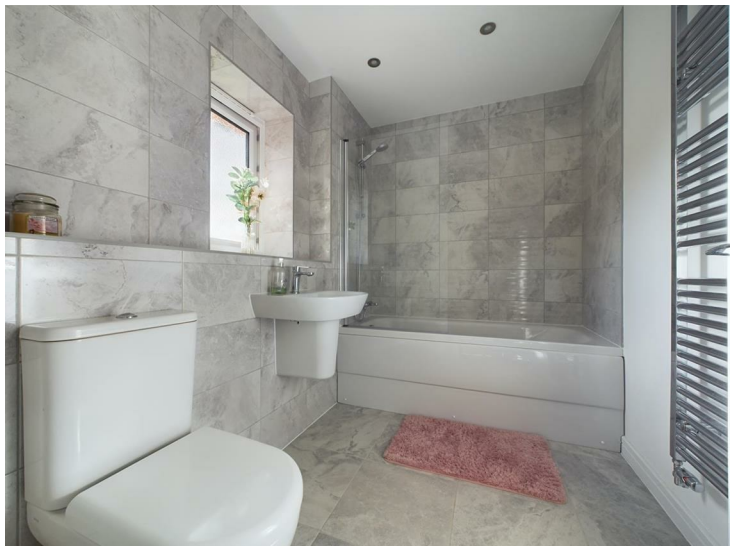
UPVC double glazed window to the rear elevation, central heating radiator.



Family Bathroom

8'6" x 5'6" (2.61 x 1.68)

Comprises of panelled bath with shower over and mixer tap, wall mounted wash hand basin with mixer tap, low level WC, chrome heated towel radiator, UPVC double glazed frosted window to rear elevation, inset spotlights and extractor fan. Tiled flooring and part tiled walls.



Double Garage

20'0" x 18'6" (6.10 x 5.64)

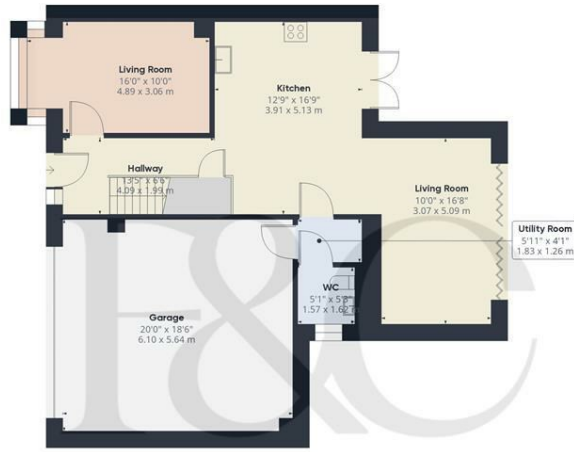
Power and lighting, electric up and over door, combination boiler.

Outside

The front of the property, there is laid lawn with decorative bark, off street parking, leading to the garage which can be accessed by the up and over door.

Rear garden, comprises of patio, laid lawn and garden path, there is also side access to the rear garden.





Floor 0

Approximate total area⁽¹⁾
 1932.02 ft²
 179.49 m²

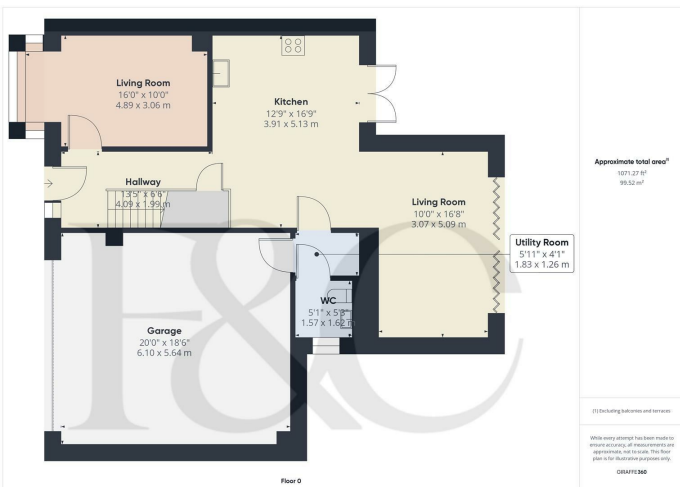


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Floor 1



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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	