

# Fletcher & Company

14 Laban Drive, Mickleover, Derby, DE3 0AL

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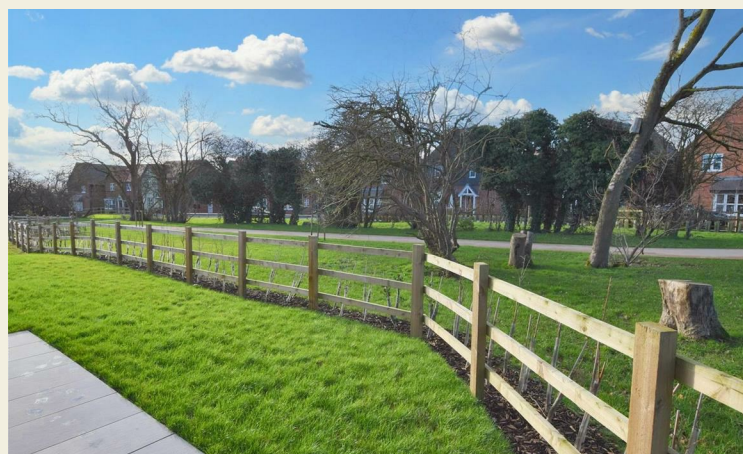
Offers Around £325,000

Freehold

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- No Upward Chain
- Stylishly Presented Throughout
- uPVC Double Glazing & Gas Central Heating
- Entrance Hall with Fitted Guest Cloakroom
- Lounge with Open Views
- Open Plan Dining Kitchen
- Master Bedroom with En-Suite Shower Room, Two Further Bedrooms & Bathroom
- Larger Than Average Plot Featuring Enclosed Rear Garden with Stylish Patio
- Further Lawned Section
- Ample Car Standing & Driveway Leading to Garage







## Summary

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Recently constructed and superbly positioned, modern Bloor-built three bedroom detached residence set in the highly desirable suburb of Mickleover.

This is a fabulous opportunity to acquire an extremely well positioned, modern three bedroom detached residence built by Bloor Homes to the Staunton design and benefits from uPVC double glazing and gas central heating with a spacious entrance hall, fitted guest cloakroom, lounge with open views and dining kitchen with integrated appliances and French doors opening onto the private rear enclosed garden. The first floor landing leads to a master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and well appointed bathroom.

The property's location is particularly appealing, located at the end of a shared driveway culminating in car standing. A further driveway down the side of the property provides parking for two vehicles and access to the single garage.

To the opposite side of the property is an open lawn section bordered by post and rail fencing. Immediately to the rear of the property is a private rear garden bound by closed slat timber fencing featuring lawn and patio/terrace.

# F&C

## The Location

The property's location is set on this popular estate which retains a well established feel due to open green areas and mature trees. A children's play area is within easy reach as well as meandering pathways, ideal for exercise and pleasant walks in the area, including the Mickleover Railway walk which leads to Etwall. The village centre provides a varied selection of amenities including a large supermarket, a selection of shops, restaurants, petrol station and a regular bus service into Derby City Centre along with enviable schooling at both primary and secondary level. conveniently located also for ease of access to major transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

9'3" x 6'5" (2.84 x 1.98)

Panelled entrance door with double glazed inset provides access into hallway with central heating radiator, staircase to first floor with useful under-stairs storage cupboard and panelled doors to lounge, dining kitchen and fitted guest cloakroom.

#### Fitted Guest Cloakroom

5'11" x 3'0" (1.81 x 0.93)

Fitted with a white suite comprising low flush WC, half pedestal wash handbasin with tiled surround, central heating radiator and extractor fan.

#### Lounge

15'5" x 11'3" (4.72 x 3.44)

With central heating radiator nestled into the uPVC double glazed box bay window with stylish wood panelling beneath, further uPVC double glazed window to side, tv arial point and fabulous views from both windows over neighbouring open green areas with mature trees.



#### Well Appointed Dining Kitchen

15'5" x 9'4" (4.71 x 2.85)



### Spacious Dining Area

With central heating radiator and uPVC double glazed window to side with matching French doors opening onto garden.



### Kitchen Area

With a U-shaped marble effect preparation surface and matching upstands, inset stainless steel Franke sink unit with mixer tap, gloss finish base cupboards and drawers with complementary wall mounted cupboards having underlighting, inset four plate gas hob with Zanussi stainless steel splash-back and extractor hood over, Zanussi oven and grill, integrated fridge/freezer, dishwasher and washing machine, cupboard housing the boiler, recessed ceiling spotlighting, extractor fan and uPVC double glazed window to rear.



### First Floor

#### Landing

With useful airing cupboard, access to loft space and doors to three bedrooms and bathroom.

#### Master Bedroom

9'4" x 8'11" (2.85 x 2.73)

With central heating radiator, floor-to-ceiling fitted wardrobes with sliding mirrored doors, tv aerial point, stylish wood panelling to wall, uPVC double glazed window to rear and door to superbly appointed en-suite shower room.





### **En-Suite Shower Room**

8'6" x 6'3" (2.61 x 1.93)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and useful storage drawers beneath, double shower cubicle with hand-held attachment and deluge head over, chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan and uPVC double glazed window to side.



### **Bedroom Two**

11'0" x 8'2" (3.37 x 2.49)

With central heating radiator and uPVC double glazed windows to front and side, again with a pleasant open outlook.



### **Bedroom Three**

11'3" x 6'11" (3.43 x 2.12)

With central heating radiator and uPVC double glazed window to front.



### **Well Appointed Bathroom**

7'5" x 6'4" (2.28 x 1.94)

Again, partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, bath with shower over, chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan and uPVC double glazed window to side.



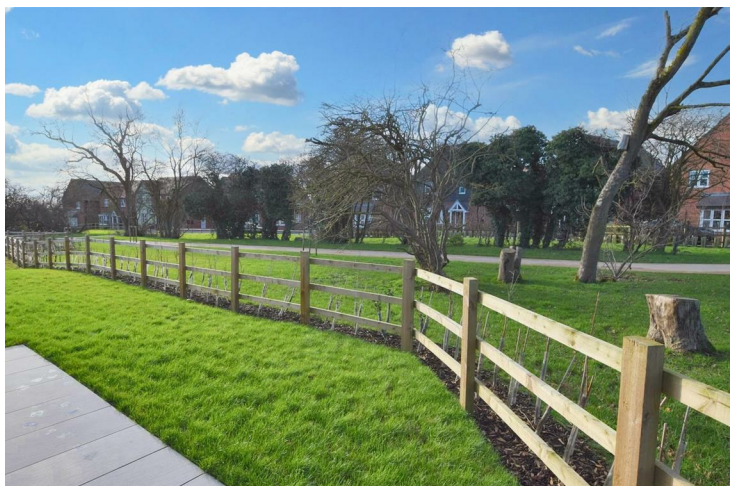
## Outside

A particularly impressive feature of this property is the fabulous plot in which the property stands, located at the end of a shared block paved driveway culminating in two car standing spaces in front of the property. A tandem driveway down the side of the property provides two further parking spaces and access to the single garage.

The rear garden features a good sized lawn, closed slat timber fencing and stylish terrace/patio. The garden offers an excellent degree of privacy.

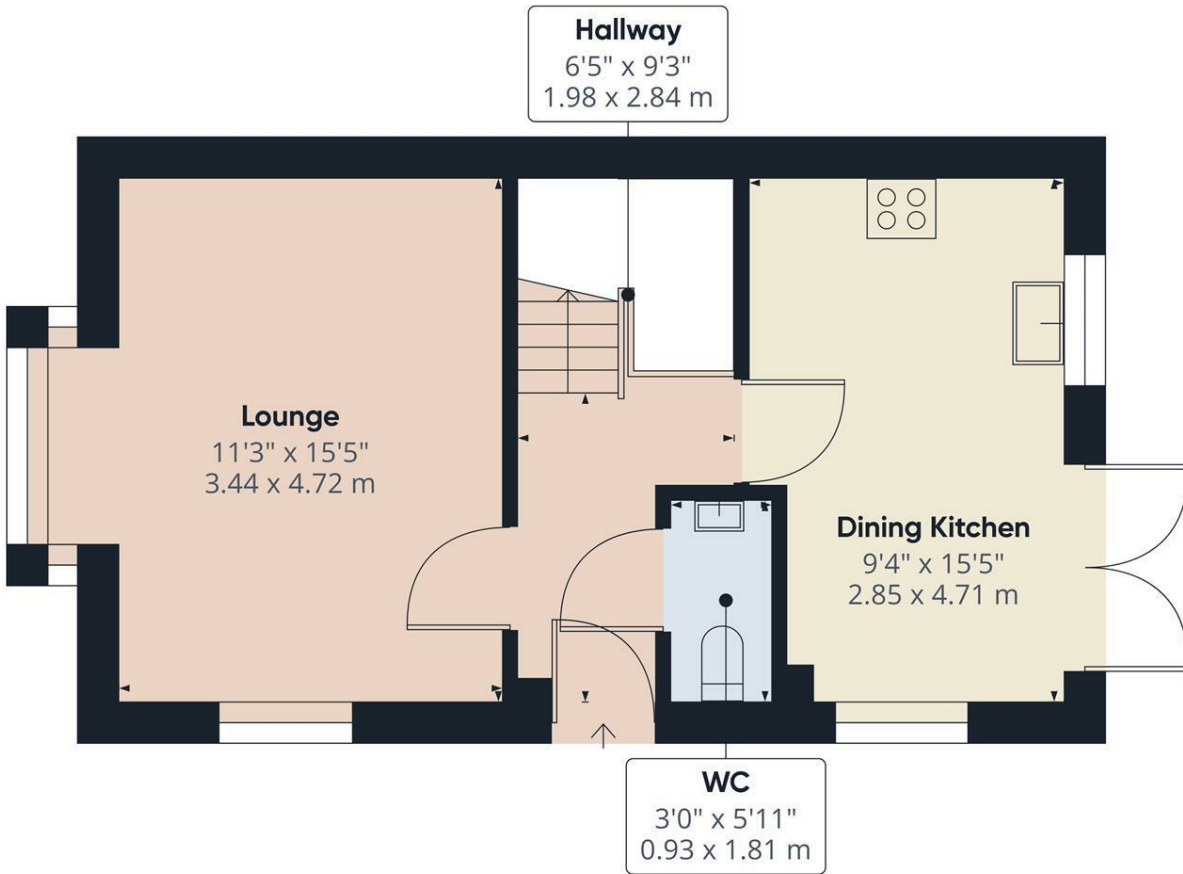
We would point out that the property benefits from owning further land to the side with a lawned section between the closed slat timber fencing and post and rail fencing.

Please note there is potential to extend the rear garden to the post and rail fencing (subject to any necessary planning permission required).









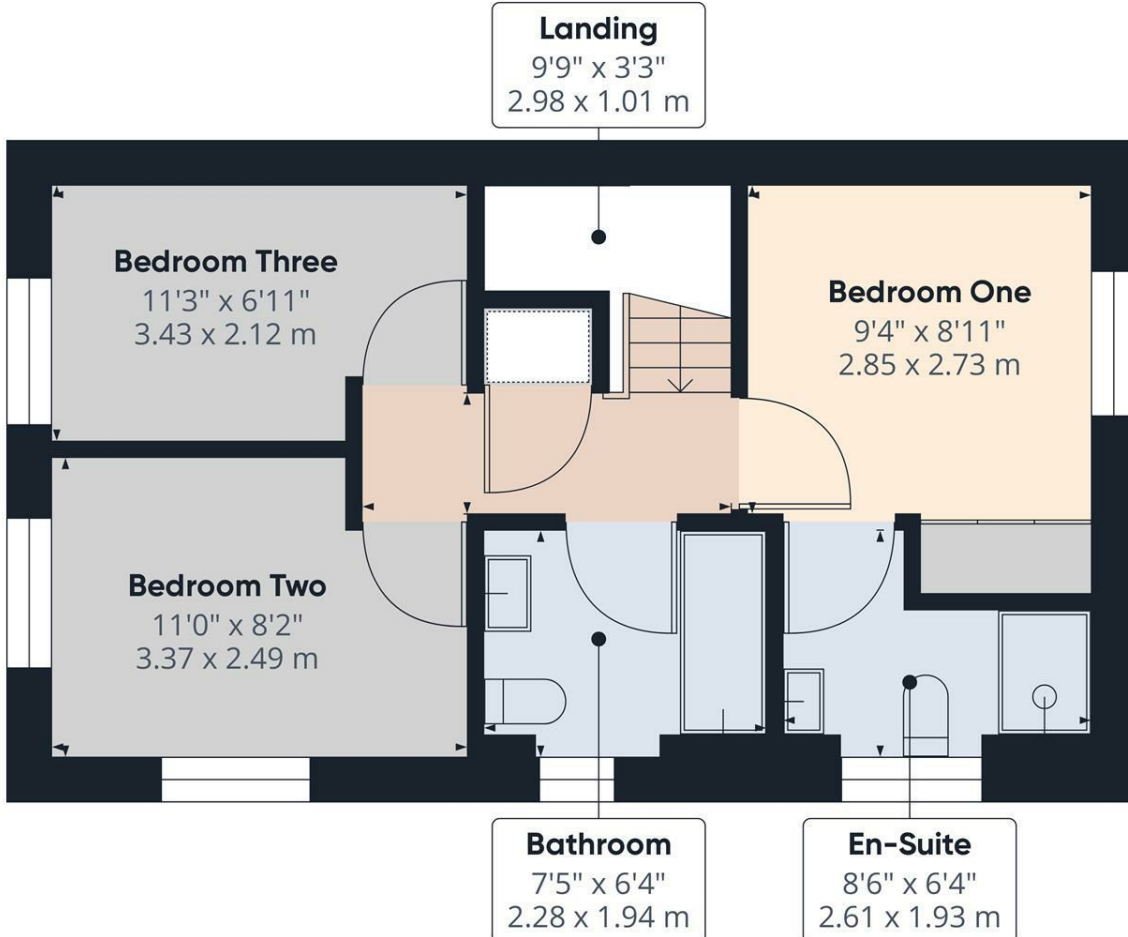
Floor 0

Approximate total area<sup>®</sup>  
448.85 ft<sup>2</sup>  
41.7 m<sup>2</sup>

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 1

Approximate total area<sup>®</sup>  
374.6 ft<sup>2</sup>  
34.8 m<sup>2</sup>

Excluding balconies and terraces

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Derby  
DE3 0AL

Council Tax Band: E  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	