

Fletcher & Company

31 Micklever Manor, Micklever, Derby, DE3 0SH

Offers Around £450,000

Freehold



- Three Storey Detached Residence
- Set Within Beautiful Grounds
- Sealed Unit Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Living Room with French Doors to Rear Garden
- Dining Kitchen with Garden Room off
- Three First Floor Bedrooms, Master with En-Suite Shower Room & Bathroom
- Further Double Bedroom & En-Suite Shower Room to Second Floor
- Enclosed Low Maintenance Rear Garden
- Good Sized Driveway to Front





Summary

Three storey, four bedroom detached residence occupying an exclusive location within Mickleover Manor development in Mickleover.

This is a rare opportunity to acquire a property set within the desirable Mickleover Manor development. The property is accessed via a private road off Ladybank Road and runs past impressive communal grounds with mature trees, exclusively for residents.

To the front of the property is a driveway providing off road parking and access to the integral single garage. To the rear of the property is a low maintenance enclosed garden.

Internally, the property is sealed unit double glazed and gas central heated with hall, fitted guest cloakroom, lounge and breakfast kitchen with garden room off. The first floor landing leads to the master bedroom with en-suite shower room, two further bedrooms and bathroom. The second floor leads to a further double bedroom with en-suite shower room.

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The Location

The property's location is a short walk from the centre of Mickleover with a fabulous range of amenities including a large supermarket, shops, cafes, restaurants, a regular bus service into Derby City Centre and also excellent schooling with Murray Park Secondary School and nearby Mickleover Primary School. The property also provides easy access onto the A50 and A38.

Accommodation

Ground Floor

Entrance Hall

10'9" x 5'10" (3.30 x 1.80)

Panelled and double glazed entrance door provides access into entrance hall with central heating radiator, recessed ceiling spotlighting, decorative coving, staircase to first floor, integral door to garage and panelled doors to fitted guest cloakroom, dining kitchen and lounge.

Fitted Guest Cloakroom

7'3" x 2'6" (2.22 x 0.78)

With low flush WC, wash handbasin, central heating radiator and recessed ceiling spotlighting.

Lounge

14'8" x 11'7" (4.49 x 3.54)

With feature fireplace incorporating lintel and gas fire, central heating radiator, decorative coving, recessed ceiling spotlighting and sealed unit double glazed French doors with matching side lights opening onto low maintenance rear garden.



Dining Kitchen

15'11" x 10'5" (4.87 x 3.19)

With solid wood worktops with tiled surrounds, inset Blanco sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset electric hob with built-in oven and microwave, integrated dishwasher, integrated fridge and freezer, appliance space suitable for washing machine, central heating radiator, decorative coving, recessed ceiling spotlighting, tiled floor, sealed unit double glazed windows to front and side and open access into garden room.



Garden Room

12'5" x 10'6" (3.80 x 3.21)

With central heating radiator, recessed ceiling spotlighting, sealed unit double glazed feature window to side and double glazed bi-fold doors opening onto the low maintenance garden.



First Floor

Landing

Semi-galleried landing with staircase to second floor, central heating radiator, decorative coving, recessed ceiling spotlighting and sealed unit double glazed French door to small balcony.

Bedroom One

12'1" x 11'8" (3.69 x 3.56)

With central heating radiator, useful storage cupboard, sealed unit double glazed window to rear and panelled door to en-suite shower room.

En-Suite Shower Room

8'10" x 2'9" (2.70 x 0.84)

Tiled with a suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, shower cubicle with integrated shower, chrome towel radiator, recessed ceiling spotlighting and sealed unit double glazed window to side.

Bedroom Two

15'11" x 9'4" (4.86 x 2.85)

With central heating radiator and sealed unit double glazed windows to side and rear.

Bedroom Three

11'8" x 8'5" (3.56m x 2.59m)

With central heating radiator and French doors with Juliet balcony offering very pleasant views over the mature grounds.

Bathroom

8'4" x 7'2" (2.56 x 2.19)

Again, fully tiled with low flush WC, wash handbasin, bath with integrated shower over, chrome towel radiator, recessed ceiling spotlighting and sealed unit double glazed window to side.



Second Floor

Landing

Small landing with central heating radiator, feature corner window overlooking the grounds and door to bedroom four.

Bedroom Four

14'1" x 8'7" (4.31 x 2.63)

With central heating radiator, recessed ceiling spotlighting, sealed unit double glazed window to front and door to en-suite shower room.



En-Suite Shower Room Two

5'10" x 5'1" (1.79 x 1.55)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, shower cubicle with Triton shower and chrome towel radiator.



Outside

To the rear of the property is a low maintenance two-tier enclosed garden bound by closed slat timber fencing and brick walling. To the front of the property is a double width driveway providing off road parking and access to the garage with a further block paved section and side pathway with borders containing plants and shrubs.



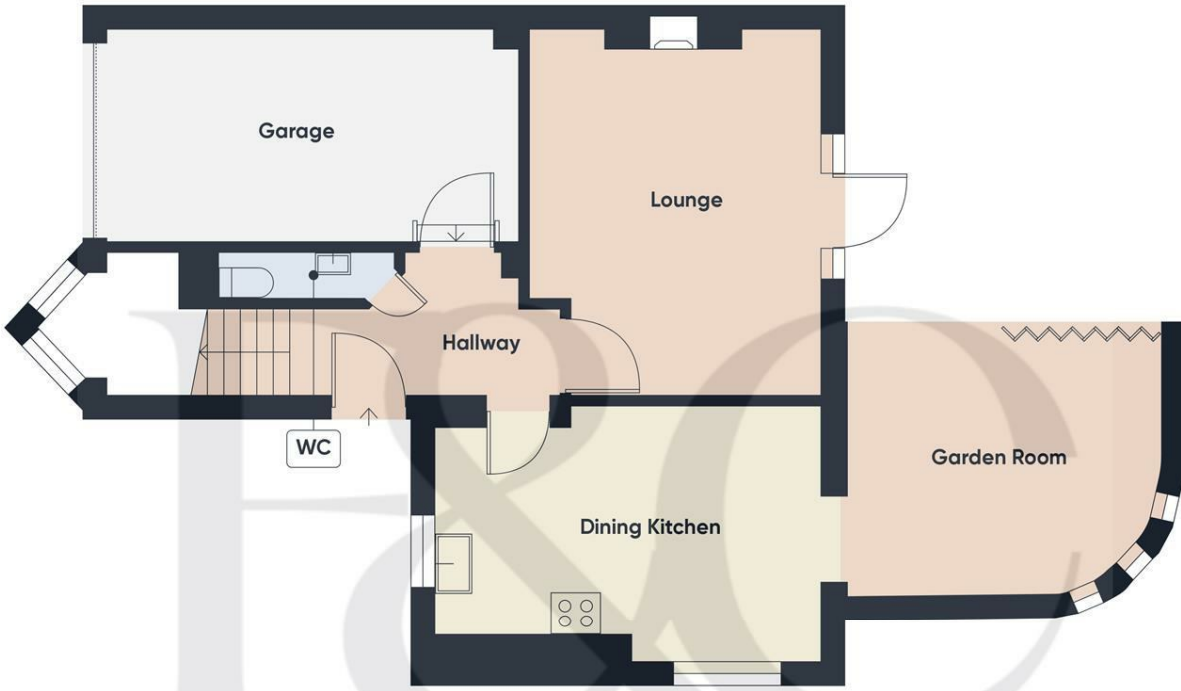
Integral Garage

16'9" x 8'4" (5.11 x 2.56)

Disclosure

Please note we have been informed by the vendor the residents are required to pay an annual charge of approximately £240 to cover maintenance of the communal grounds and lighting. Buyers are advised to get this information checked with their conveyancer/solicitor.

Council Tax Band F - Derby



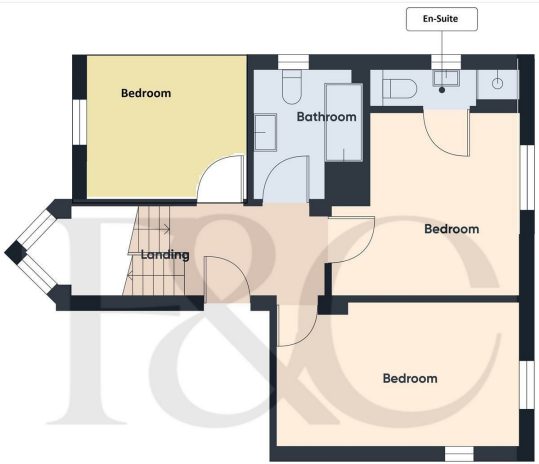
Approximate total area⁽¹⁾
 714.05 ft²
 66.34 m²

(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



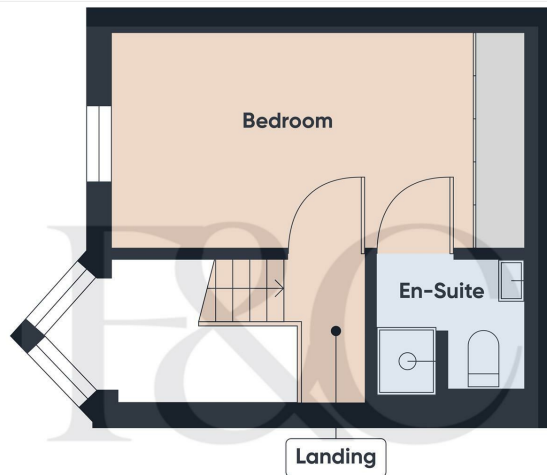
Approximate total area⁽¹⁾
 454.93 ft²
 42.16 m²

(1) Excluding balconies and terraces

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Floor 1



Approximate total area⁽¹⁾
 188.02 ft²
 17.47 m²

(1) Excluding balconies and terraces

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Floor 2



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Willington Office

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31 Mickleover Manor
Mickleover
Derby
DE3 0SH

Council Tax Band: F
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

