

Fletcher & Company

4 The Square, Mickleover, Derby, DE3 0DD

Price £375,000

Freehold



- Grade II Listed Three Storey, Three Bedroom Residence
- True Character Property
- Much Original Detail - Believed to Date Back to 1830's
- Gas Central Heating & Recently Installed Sealed Unit Double Glazed Windows
- Entrance Porch
- Spacious Living Room with Feature Inglenook Fireplace
- Beautiful Hi-Specification Fitted Kitchen
- Large Double Bedroom & Bathroom to First Floor
- Two Further Bedrooms to Second Floor
- Good Sized Garden, Garage & On-Road Parking





Summary

Beautiful Grade II listed, three storey, three bedroom residence occupying a fabulous location in the heart of Mickleover Village centre.

This is a rare and exciting opportunity to acquire this Grade II listed, three storey, three bedroom residence located in the heart of Mickleover. In-keeping with its age, this property retains much original character and has been upgraded by the current vendors to a high specification.

The property benefits from gas central heating and recently installed sealed unit double glazed timber framed windows with the accommodation comprising entrance porch, spacious living room with feature inglenook fireplace and log burner, separate dining room, hi-specification fitted kitchen with Silestone worktops and appliance spaces and a useful cellar. The first floor landing leads to a large double bedroom and period style bathroom. The second floor landing leads to two further bedrooms.

The property benefits from an enclosed, mainly lawned garden with a patio and brick-edged borders, garage and on-road parking is readily available.

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The Location

Due to the property's location, there is an excellent range of amenities available including a large supermarket, a selection of boutique/cafes, restaurants, public houses, petrol station, a regular bus service into Derby City Centre, schooling at primary and secondary level and easy access onto the A38 and A50.

Accommodation

Ground Floor

Entrance Porch

6'9" x 4'5" (2.08 x 1.37)

Panelled and glazed entrance door provides access into the porch with herringbone patterned flooring, half tiled walls and further panelled door to the beautiful living room.

Beautiful Living Room

15'0" x 13'0" (4.59 x 3.98)

A very spacious, light and airy room with high ceilings incorporating exposed beams, beautiful inglenook fireplace with exposed brick chimney breast and matching hearth with log burner, central heating radiator, sealed unit double glazed multipaned timber framed window to the front and panelled door to the dining room.



Dining Room

14'11" x 10'5" (4.55 x 3.20)

Again, with feature exposed beamed ceiling, central heating radiator, exposed floorboards and sealed unit double glazed multipaned windows to the front and side.



Hi-Specification Fitted Kitchen

25'3" x 5'4" (7.70 x 1.63)

With Silestone worktops with matching upstands, matching breakfast bar, inset twin ceramic sink unit with mixer tap over, fitted base cupboards and drawers, appliance spaces suitable for freestanding gas cooker, fridge/freezer and washing machine, herringbone patterned floor covering with underfloor heating, recessed ceiling spotlighting, sealed unit double glazed roof lights, access to the cellar and panelled and glazed stable door opening onto the garden.



Cellar

First Floor

Landing

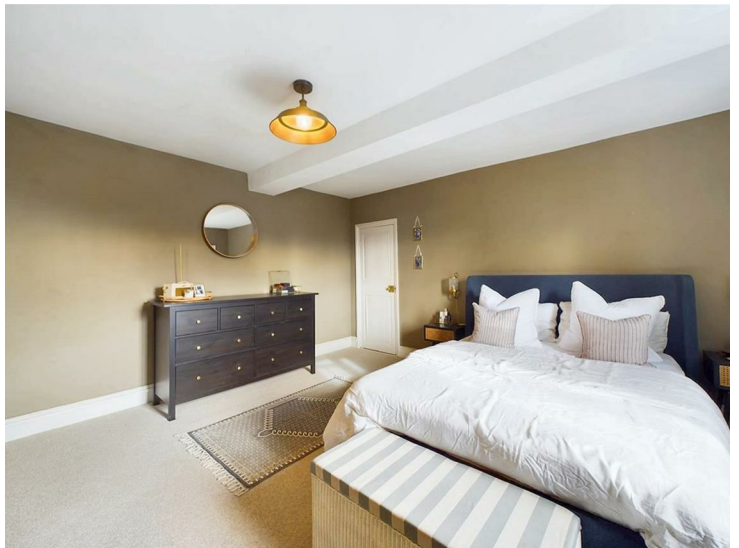
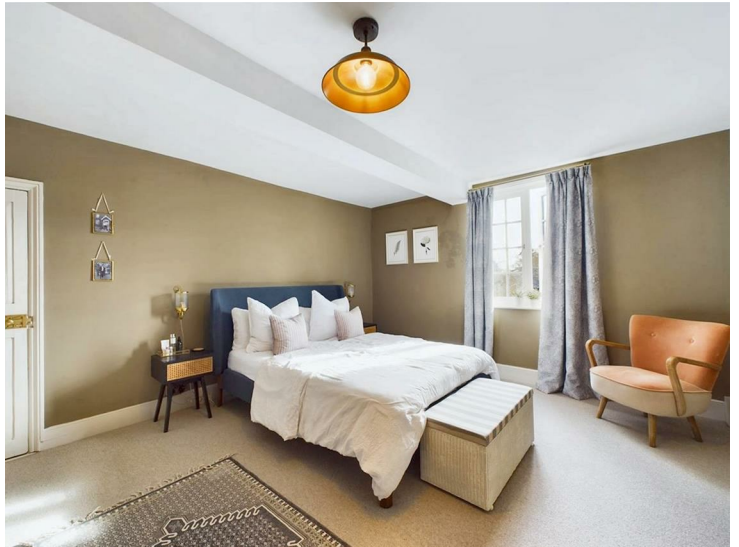
Semi-galleried landing with sealed unit double glazed multipaned window to the front, staircase to the second floor and doors to bedroom and well appointed period style bathroom.



Bedroom One

15'2" x 13'0" (4.63 x 3.97)

With central heating radiator, useful storage cupboard and sealed unit double glazed multipaned window to the front.



Well Appointed Period Style Bathroom

10'4" x 8'3" (3.15 x 2.53)

With a period style suite partly tiled comprising a low flush WC, pedestal wash handbasin, freestanding roll edge bath with shower over, central heating radiator, built-in cupboard, herringbone patterned flooring and sealed unit double glazed multipaned window to the front.



Second Floor

With doors to two bedrooms.

Bedroom Two

15'1" x 12'11" (4.62 x 3.94)

With central heating radiator, useful built-in storage cupboard and sealed unit double glazed multipaned window to the front.



Bedroom Three

10'4" x 8'3" (3.15 x 2.53)

With central heating radiator, fitted wardrobes and sealed unit double glazed multipaned window to the side.



Outside

The property benefits from a garden accessible directly from the kitchen with a pathway leading to a good sized lawned section, stone terrace/patio, walled and hedge boundaries, brick-edged herbaceous borders containing plants and shrubs and access to the garage.

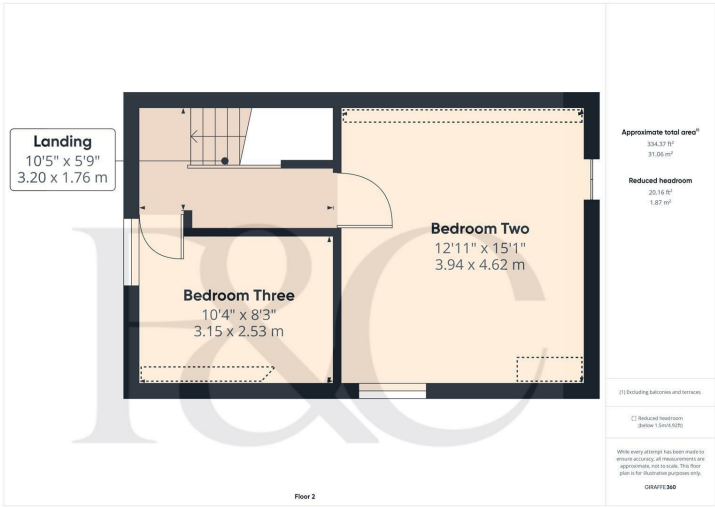
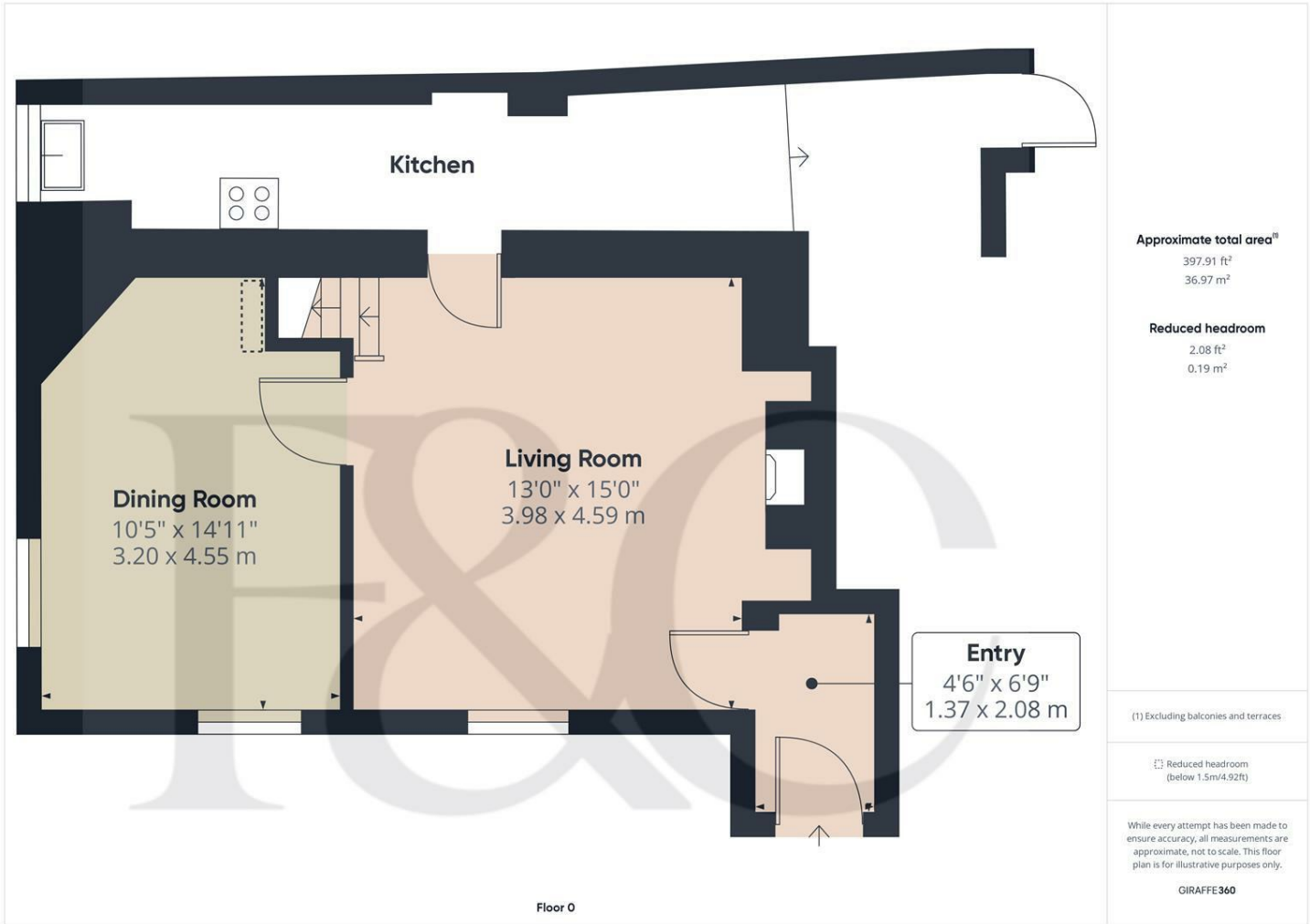


Garage & Car Parking

Please note: the property does benefit from a garage but parking is on-road.



Council Tax Band C - Derby





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Getting there

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Council Tax Band: C
Tenure: Freehold

