

Fletcher & Company

Grandell, 16 South Drive, Mickleover, Derby, DE3 9AN

Offers In Excess Of £850,000

Freehold



- Fine Detached 1930's Residence Occupying Just Under One Acre Plot
- Delightful Secluded Setting
- Ideal Family Home
- Beautiful Gardens
- Ample Off Road Parking & Detached Garage
- Spacious Entrance Hall, Fitted Guest Cloakroom
- Sitting Room, Dining Room, Study
- Breakfast Kitchen with Utility off
- Master Bedroom with En-Suite, Three Further Bedrooms & Bathroom
- Viewing Highly Recommended





Summary

Four double bedroom 1930's detached residence occupying just under an acre plot on this superb location on South Drive.

This is a true rarity on the market by way of a four double bedroom detached residence on a particularly impressive secluded plot measuring just under one acre, set within stunning gardens which provide a high degree of privacy. The property is accessed via a private driveway with ample car standing, a detached double garage and further outbuildings include a workshop and timber shed along with a greenhouse set within a large vegetable plot.

To the front of the property the main gardens have a southerly aspect and feature beautiful extensive lawned sections, stone pathway/terrace and extremely well stocked borders containing flowering plants and shrubs as well as mature trees.

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The Location

The property's location is highly convenient for both Mickleover and Littleover with excellent schooling in the area including notable primary and secondary schools and also private schooling in the area including Derby Grammar School and Derby High School, both of which are in Littleover. The location is also extremely convenient for the Royal Derby Hospital, Derby city centre, excellent transport links including the A38 and A50 and major employers in the area include Rolls Royce, JCB and Toyota.

Accommodation

Ground Floor

Recessed Storm Porch

With feature tiled floor and panelled multipaned door to the hallway.

Breakfast Kitchen

15'10" x 12'11" (4.84 x 3.94)

With wood-edged preparation surfaces and tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards including a China display cabinet and open shelving with downlighters, feature brick chimney breast incorporating a twin plate gas-fired Aga, further four plate electric hob with extractor over, integrated electric fan assisted oven, integrated dishwasher, appliance space suitable for a fridge and freezer, decorative coving, central heating radiator, uPVC double glazed feature bow bay window overlooking the delightful garden and door to the utility room.



Utility

11'10" x 6'9" (3.62 x 2.06)

With roll edge worktop and tiled surrounds, inset sink unit, fitted base cupboards and drawers, appliance space suitable for a washing machine, central heating radiator, wall mounted Glow Worm gas-fired boiler, windows to the side and front, panelled multipaned door to the side and panelled door to the wine store/pantry.

Wine Store/Pantry

9'11" x 3'6" (3.03 x 1.09)

With further appliance space and window to the side.

Rear Recessed Storm Porch

With quarry tiled floor.

Rear Porch

Panelled door with matching side lights provides access into the porch with inset doormat, decorative coving and multipaned door with matching side lights into the impressive entrance hall.

Impressive Hallway

21'2" x 7'3" (6.46 x 2.23)

With two central heating radiators, panelled staircase leading to the first floor with under-stairs storage cupboard, decorative coving and further panelled and glazed door with multipaned side and fan light giving access to the garden.



Spacious Sitting Room

25'9" x 12'11" (7.85 x 3.94)

A very light and airy room courtesy of a feature uPVC double glazed bow bay window to the front overlooking the wonderful garden, further windows to either side elevation, feature fireplace incorporating decorative wooden surround with slate hearth and open fire grate, central heating radiator and decorative coving.



Formal Dining Room

13'6" x 11'10" (4.12 x 3.62)

With a wall mounted gas fire, central heating radiator, decorative coving, recessed ceiling spotlighting, serving hatch to the kitchen and uPVC double glazed window to the rear.



Large Study

19'5" x 9'0" (5.92 x 2.75)

With central heating radiator, uPVC double glazed window to the rear with matching bay window to the side and further window to the front.



Fitted Guest Cloakroom

5'0" x 3'2" (1.54 x 0.99)

With low flush WC, corner wash handbasin, central heating radiator and window to the side.

First Floor

Landing

Feature semi-galleried landing with the continuation of balustrade, space for desk/study area, central heating radiator, uPVC double glazed window to the front overlooking the garden and doors to four bedrooms and bathroom.



Master Bedroom

12'11" x 10'0" (3.96 x 3.07)

With central heating radiator, uPVC double glazed and leaded window overlooking the front garden and door to the en-suite shower room.



En-Suite

Partly tiled with a suite comprising low flush WC, pedestal wash handbasin, shower cubicle with Mira shower, central heating radiator and window to the side.

Double Bedroom Two

12'4" x 12'1" (3.77 x 3.70)

With central heating radiator, an extensive range of fitted furniture including wardrobes, bedside cabinets and overhead storage and uPVC double glazed and leaded window to the front.



Double Bedroom Three

13'6" x 12'4" (4.13 x 3.76)

With central heating radiator, decorative coving and uPVC double glazed and leaded window to the rear.



Double Bedroom Four

13'0" x 11'5" (3.98 x 3.49)

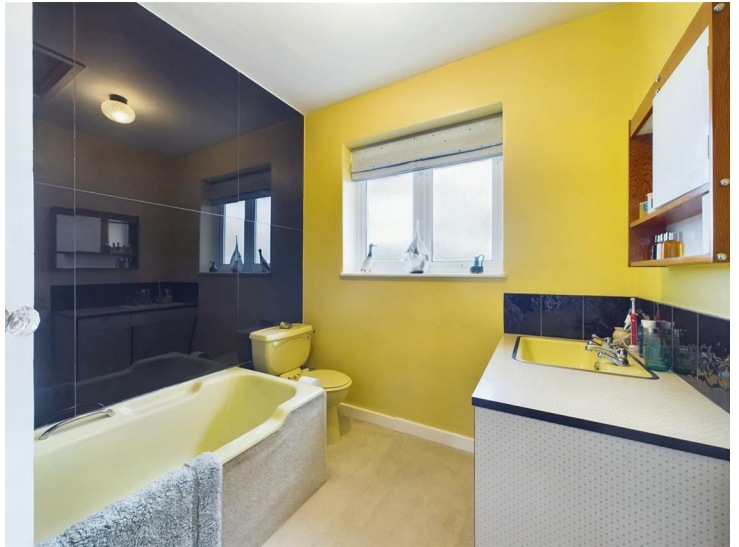
Again, with an extensive range of fitted furniture including wardrobes, storage cupboard housing hot water cylinder, dressing table and overhead storage, central heating radiator and uPVC double glazed and leaded window to the rear.



Bathroom

7'8" x 7'6" (2.34 x 2.30)

Partly tiled with bath, vanity unit with inset washbasin and tiled surround, low flush WC and uPVC double glazed window.



Outside

A true feature of this sale is the fabulous plot in which the property stands measuring close to one acre and offers a high degree of privacy wonderfully stocked with a fantastic array of mature trees, specimen plants, flowers, shrubs, rhododendrons and impressive acers, to name a few.

The property is located at the end of a private, rhododendron lined drive which culminates in ample car standing areas, a detached double garage with attic space, neighbouring workshop, timber shed and greenhouse. There are extensive vegetable plots to the rear and the main gardens lie to the front offering a fabulous southerly aspect. Immediately in front of the property is a stone terrace/patio area with matching wall and a pathway meanders through large lawned expanses which are well manicured with a selection of beds and herbaceous borders throughout. A pedestrian gate gives access onto Keats Avenue.

The garden is a real asset to this sale and must be seen to be fully appreciated.



Detached Garage

Double garage with power and lighting, attic storage space access with a ladder, side access door.



Council Tax Band G - Derby



Floor 0



Floor 1

Approximate total area⁽¹⁾
 2116.73 ft²
 196.65 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Grandell, 16 South Drive
Mickleover
Derby
DE3 9AN

Council Tax Band: G
Tenure: Freehold

