

Fletcher & Company

120 Starflower Way, Mickleover, Derby, DE3 0FD

Price £320,000

Freehold



- Recently Constructed Semi-Detached Residence
- Generous Sized Plot with Private Rear Garden
- Exceptionally Well Presented
- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Lounge to Front
- Stylish Open Plan Dining Kitchen with French Doors to Rear
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Pleasant Walks Around Neighbouring Pathways & Open Countryside





Summary

Recently constructed three bedroom semi-detached residence occupying a sought-after location on the Hackwood Farm estate in Mickleover.

This is an excellent opportunity to acquire a very well presented, modern three bedroom detached residence on a new and popular estate in Mickleover. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge to the front and open plan dining kitchen to the rear. The first floor landing leads to three bedrooms with the master bedroom benefiting from an en-suite shower room, two further bedrooms and bathroom.

To the rear of the property is a very private mainly lawned garden with patio and a pleasant open outlook to the side. Adjacent to the property is a driveway providing off road parking.

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The Location

Mickleover is a popular residential location with a centre offering a varied selection of shops and amenities, a new primary school on the estate, a recreational ground and pleasant walks. The location also gives easy access into Derby city centre and onto the A38.

Accommodation

Ground Floor

Entrance Hall

13'3" x 3'4" (4.05 x 1.03)

Entrance door provides access into the hallway with central heating radiator, staircase leading to the first floor with under-stairs storage cupboard and doors to the fitted guest cloakroom, dining kitchen and lounge.

Fitted Guest Cloakroom

5'8" x 3'1" (1.73 x 0.95)

With low flush WC, corner wash handbasin with tiled surround, central heating radiator and double glazed window to the front.

Lounge

15'8" x 10'11" (4.79 x 3.35)

With central heating radiator, tv point and double glazed window to the front.



Dining Kitchen

17'10" x 11'3" (5.46 x 3.44)



Dining Area

A good sized dining area having a useful utility cupboard with plumbing for a washing machine, stylish contemporary floor-to-ceiling central heating radiator, tv point and double glazed French doors with matching side lights opening onto the good sized private rear garden.



Kitchen Area

With a U-shaped preparation surface and matching upstands, inset one and a quarter stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers with a complementary range of wall mounted cupboards, inset four plate gas hob with extractor unit over, two built-in AEG ovens, integrated fridge/freezer and dishwasher and double glazed window to the rear.



First Floor

Landing

A semi-galleried landing with feature balustrade, central heating radiator, access to loft space, double glazed window to the side, door to the airing cupboard, useful storage cupboard housing the Vaillant gas boiler and doors to three bedrooms and bathroom.

Master Bedroom

11'3" x 11'1" (3.45 x 3.40)

With central heating radiator, fitted wardrobe with sliding doors, double glazed window to the front and door to the en-suite shower room.



En-Suite Shower Room

7'4" x 4'0" (2.26 x 1.24)

Well appointed with a low flush WC, half pedestal wash handbasin, double shower cubicle, chrome towel radiator, shaver point and extractor fan.



Bedroom Two

11'8" x 9'1" (3.56 x 2.78)

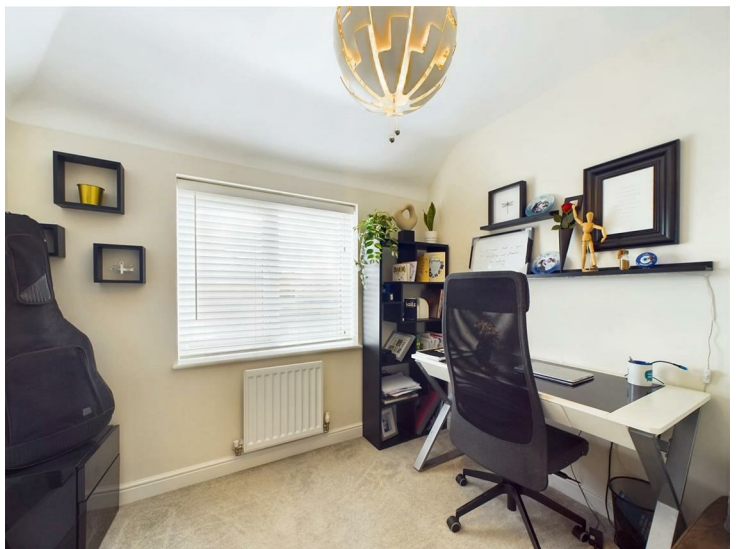
With central heating radiator, useful built-in cupboard with double opening doors and double glazed window to the rear.



Bedroom Three

8'6" x 8'5" (2.61 x 2.58)

With central heating radiator and double glazed window to the rear.



Bathroom

6'5" x 5'6" (1.98 x 1.70)

Again, well appointed with a white suite comprising low flush WC, half pedestal wash handbasin, bath with shower over, chrome towel radiator and double glazed window to the front.

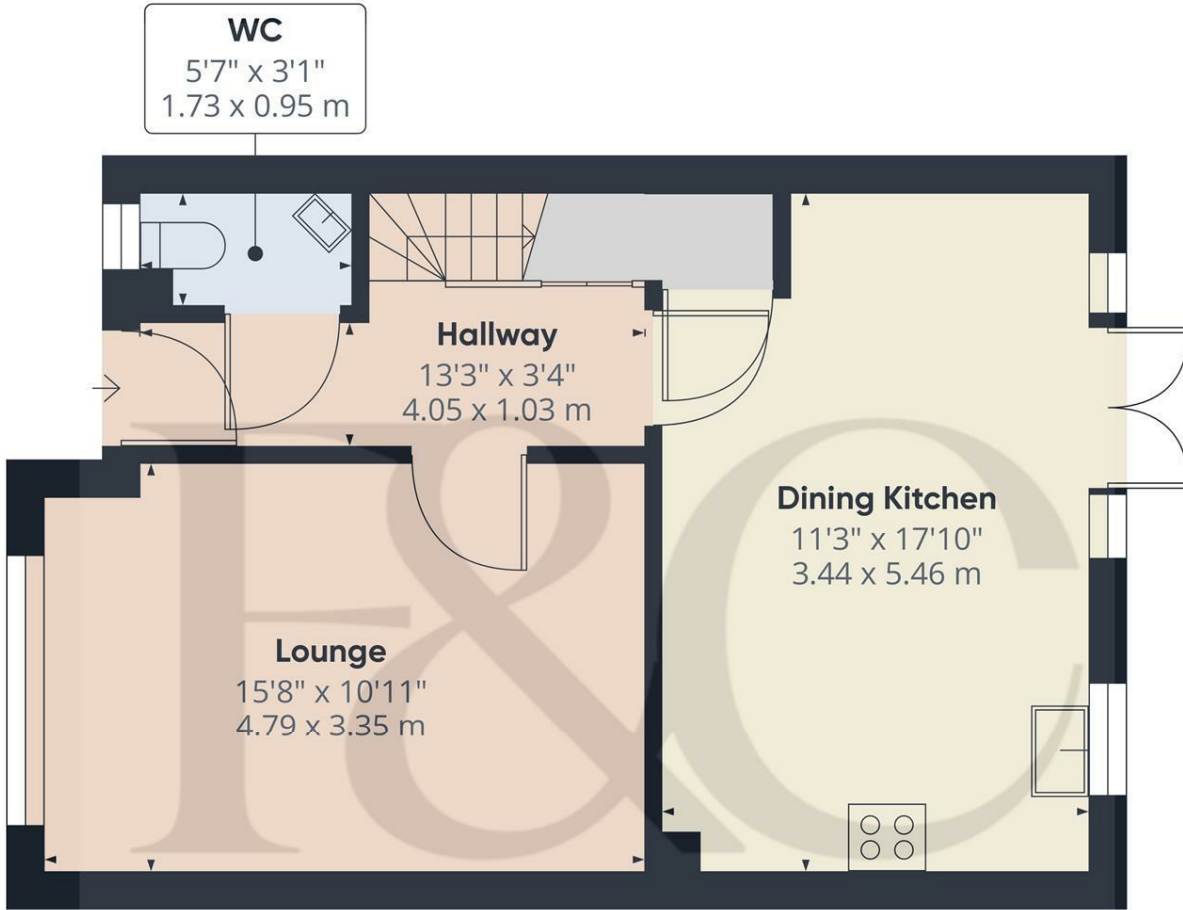


Outside

To the rear of the property is a patio area which gives way to a good sized lawn offering a good degree of privacy bound by closed-slat timber fencing and a pleasant open aspect to the side over a neighbouring pathway and wooded area. To the side of the property is a driveway providing off road parking.



Council Tax Band C - Derby



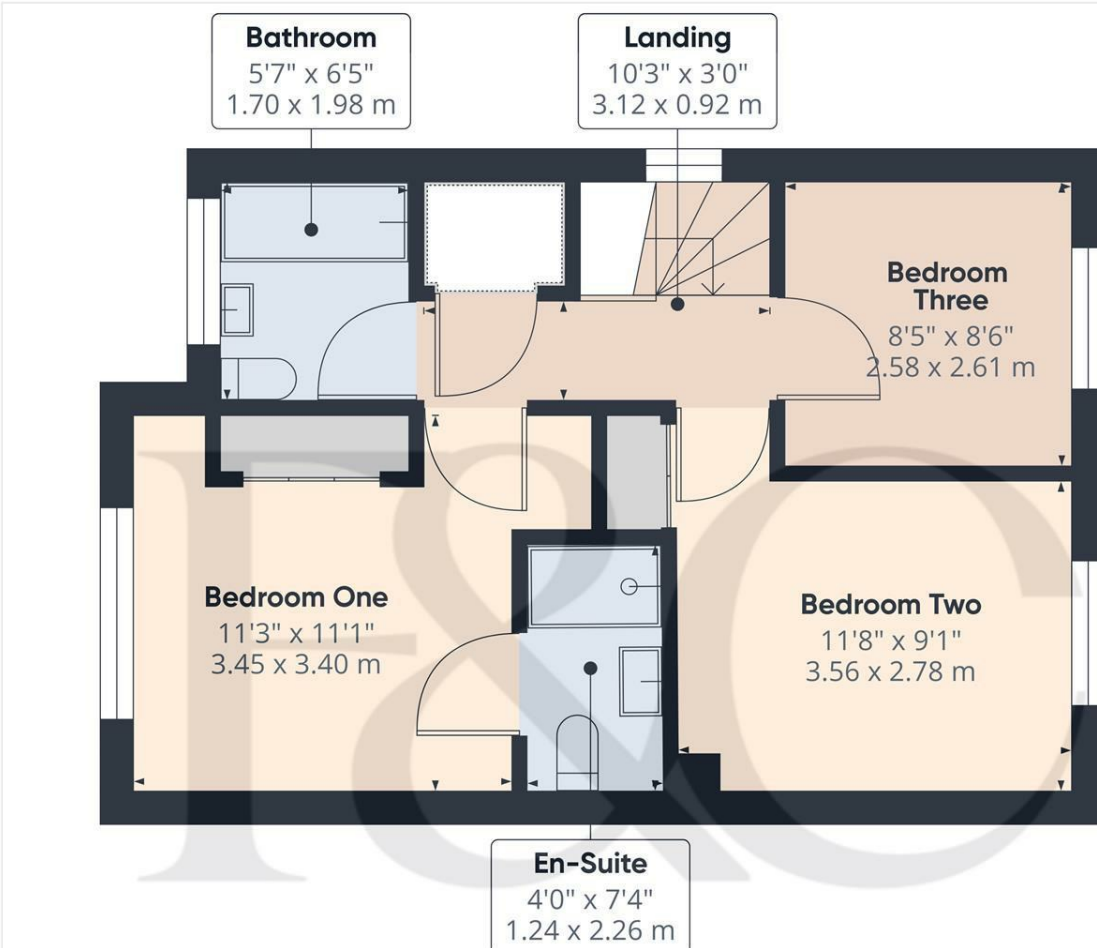
Floor 0

Approximate total area⁽¹⁾
471.65 ft²
43.82 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 1

Approximate total area⁽¹⁾
425.21 ft²
39.5 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(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		

120 Starflower Way
Mickleover
Derby
DE3 0FD

Council Tax Band: C
Tenure: Freehold

