

Fletcher & Company

89 Archer Drive, Mickleover, Derby, DE3 0AG

Price £300,000

Freehold



- Three Bedroom, Three Storey Semi-Detached Residence Built 2020
- Well Presented Throughout
- Convenient Location
- Entrance Hall, Fitted Guest Cloakroom
- Lounge
- Dining Kitchen with French Doors to Garden & Utility Area off
- Two First Floor Bedrooms & Well Appointed Bathroom
- Second Floor Master Bedroom with Dressing Area & En-Suite shower Room
- Enclosed Rear Garden
- Double Width Driveway





Summary

Well presented, three bedroom, three storey semi-detached residence occupying a sought-after location in Mickleover.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The surrounding area provides easy access to local amenities, schools, and parks, making it a convenient location for families.

Built in 2020, the property boasts an entrance hall, lounge, superb dining kitchen with integrated appliances and French doors opening onto the garden with utility area off and fitted guest cloakroom. The first floor landing leads to two bedrooms and bathroom with a four-piece suite. The second floor features a master bedroom with dressing area and en-suite shower room.

Furthermore, the property benefits from a double width driveway to the front and enclosed rear garden.

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The Location

This popular estate offers some pleasant walks in the surrounding area as well as the Great Northern railway trail, along with a recreation ground situated on the estate. Mickleover itself boasts a variety of amenities including schooling at all levels, a varied selection of shops, restaurants and bars and a regular bus service into Derby city centre along with easy access to main transport links.

Accommodation

Ground Floor

Entrance Hall

4'7" x 4'5" (1.42 x 1.36)

Entrance door with glazed inset provides access into the entrance hall with central heating radiator, stylish floor covering and staircase leading to the first floor.

Lounge

13'7" x 11'8" (4.16 x 3.57)

With two central heating radiators, useful under-stairs storage cupboard, double glazed window to the front and door to the dining kitchen.



Superb Dining Kitchen

12'7" x 11'9" (3.85 x 3.60)

Featuring an L-shaped wood effect preparation surface with matching upstand, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate induction hob, integrated Bosch double oven with grill, dishwasher and fridge/freezer, central heating radiator, recessed ceiling spotlighting, double glazed French doors opening onto the rear garden and open access into the utility area.



Utility

With matching worktop, appliance space suitable for a washing machine, wall mounted boiler, central heating radiator and door to the fitted guest cloakroom.

Fitted Guest Cloakroom

5'8" x 3'2" (1.73 x 0.99)

With low flush WC, half pedestal wash handbasin and central heating radiator.

First Floor

Landing

Semi-galleried landing with staircase leading to the second floor, double glazed window to the front, access to the airing cupboard and doors to two bedrooms and bathroom.

Bedroom Two

12'4" x 8'5" (3.78 x 2.59)

With central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to the rear.



Bedroom Three

11'8" x 8'7" (3.58 x 2.62)

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



Bathroom

9'1" x 6'6" (2.77 x 2.00)

Well appointed with a four-piece suite comprising low flush WC, half pedestal wash handbasin, panelled bath, separate shower cubicle, ladder style radiator and double glazed window to the rear.



Second Floor

Landing

Small landing with door to the master bedroom suite.

Master Bedroom Suite

11'11" x 11'8" (3.64 x 3.57)

With built-in wardrobes with sliding mirrored door fronts, central heating radiator, useful storage cupboard and double glazed window to the front.



Dressing Area

7'4" x 5'10" (2.25 x 1.79)

With double glazed Velux window to the rear and door to the en-suite shower room.

En-Suite Shower Room

7'8" x 6'10" (2.36 x 2.09)

With a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle, central heating radiator and double glazed Velux window to the rear.



Outside

To the rear of the property is an enclosed garden with lawn and patio and to the front are two off road parking spaces.



Council Tax Band C - South Derbyshire

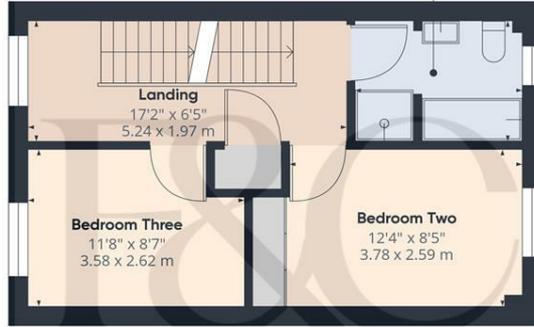
Hallway
4'7" x 4'5"
1.42 x 1.36 m

WC
5'8" x 3'3"
1.73 x 0.99 m



Floor 0

Bathroom
9'0" x 6'6"
2.77 x 2.00 m



Floor 1

Landing
3'1" x 3'4"
0.95 x 1.04 m



Floor 2

Approximate total area⁽¹⁾
1073.79 ft²
99.76 m²

Reduced headroom
12.6 ft²
1.17 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

89 Archer Drive
Mickleover
Derby
DE3 0AG

Council Tax Band: C
Tenure: Freehold

