

Fletcher & Company

56 Foragers Way, Mickleover, Derby, Derbyshire, DE3
9NY

Offers Around £275,000

Freehold



- Recently Constructed Bloor Built Semi-Detached Home
- Double Glazing & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Breakfast Kitchen
- Three First Floor Bedrooms, Master with En-Suite & Bathroom
- Beautiful Rear Garden
- Good Sized Driveway to Side
- Nine Years N.H.B.C Warranty Remaining
- Superbly Presented Throughout





Summary

A recently constructed, superbly presented three bedroom, Bloor built, semi-detached residence occupying a position on a new estate off Station Road, Mickleover.

This is a fantastic opportunity to acquire a recently constructed, modern three bedroom semi-detached residence built by Bloor Homes. The property is gas central heated and double glazed with entrance hall, fitted guest cloakroom, lounge and breakfast kitchen with utility off. The first floor landing leads to three bedrooms, the master with en-suite shower room and a bathroom.

To the rear of the property is a very pleasant enclosed lawned garden with well stocked borders and two patio areas. To the side of the property is a driveway providing off-road parking.

F&C

The Location

The property is located off Station Road in Mickleover and this provides easy access to a range of amenities in Mickleover centre including, large supermarket, a selection of shops, restaurants, bars, petrol station, a regular bus service into Derby City centre, pleasant walks round the Radbourne Lane area in Mickleover and easy access on to the A38 and A52.

Accommodation

Ground Floor

Entrance Hall

6'5" x 4'3" (1.97 x 1.30)

A double glazed inset door provides access to hall with central heating radiator and staircase to first floor.

Lounge

14'3" x 12'2" (4.35 x 3.72)

With central heating radiator, TV and telephone point, understairs storage cupboard and double glazed unlead window to front.



Breakfast Kitchen

11'11" x 11'9" (3.64 x 3.59)

With wood grain effect preparation services and matching upstands, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in oven, integrated fridge/freezer and dishwasher, central heating radiator and double glazed french doors with matching sidelights to garden.



Utility

5'4" x 3'5" (1.65 x 1.05)

With further wood grain effect worktop with matching upstands with appliance space beneath suitable for washing machine, fitted base and wall mounted cupboard, the latter housing the gas fired boiler.

Fitted Guest Cloakroom

6'2" x 3'4" (1.89 x 1.04)

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

First Floor Landing

6'6" x 4'10" (2.00 x 1.48)

With semi-galleried landing and access to loft space.

Master Bedroom

11'3" x 9'6" (3.45 x 2.90)

With central heating radiator and double glazed window to rear.



En-Suite

8'3" x 4'0" (2.53 x 1.22)

With low flush WC, half pedestal wash handbasin, double shower cubicle, central heating radiator, recessed spotlight and double glazed window to front.



Bedroom Two

10'0" x 8'8" (3.07 x 2.65)

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



Bedroom Three

11'8" x 6'5" (3.56 x 1.97)

With central heating radiator, useful storage cupboard and double glazed and leaded window to front.

Well Appointed Bathroom

7'9" x 5'6" (2.38 x 1.69)

With low flush WC, half pedestal wash handbasin, panelled bath with shower attachment, ladder style radiator, shaver point and double glazed window to side.

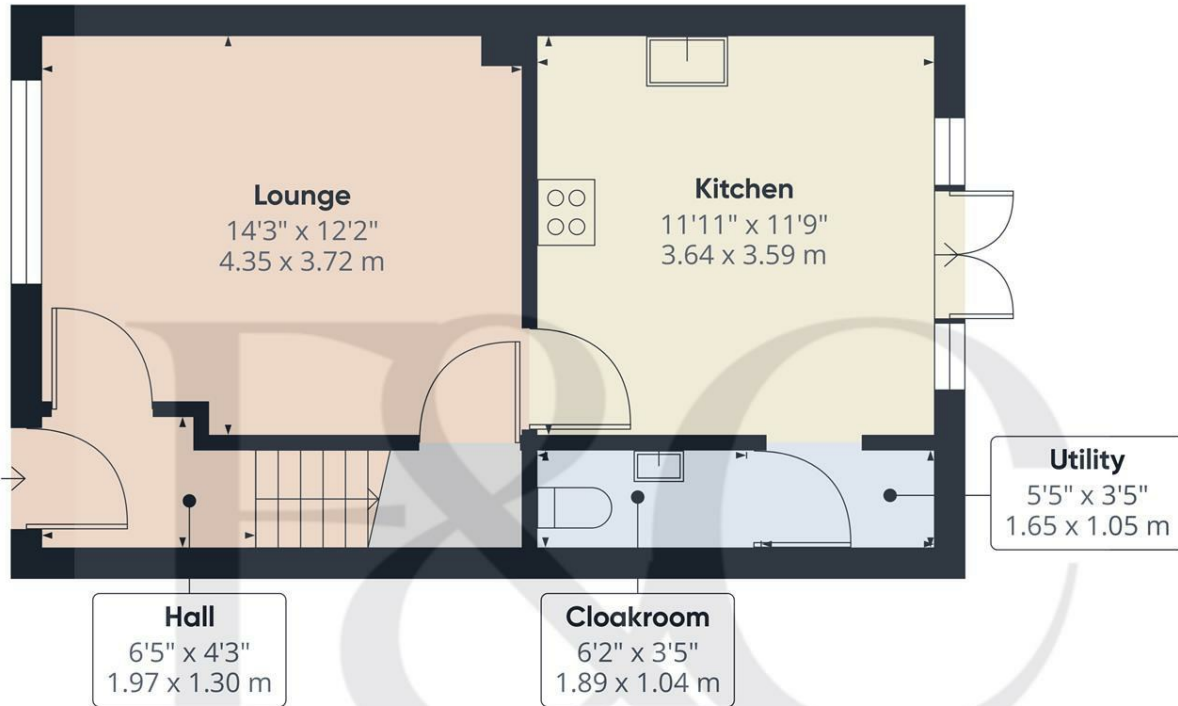


Outside

To the rear of the property is a very pleasant garden featuring patio area and enclosed garden with shaped lawns and borders containing flowering plants and shrubs. There is a paved, wood edged, seating area ideal for outdoor dining with the backdrop of trellis work and timber shed. To the side of the property is a driveway which provides off-road parking for at least two vehicles. To the front of the property is a small fore-garden. There is also a locked gate to the rear and cold water tap.



Council Tax Band C



Approximate total area⁽¹⁾
406.77 ft²
37.79 m²

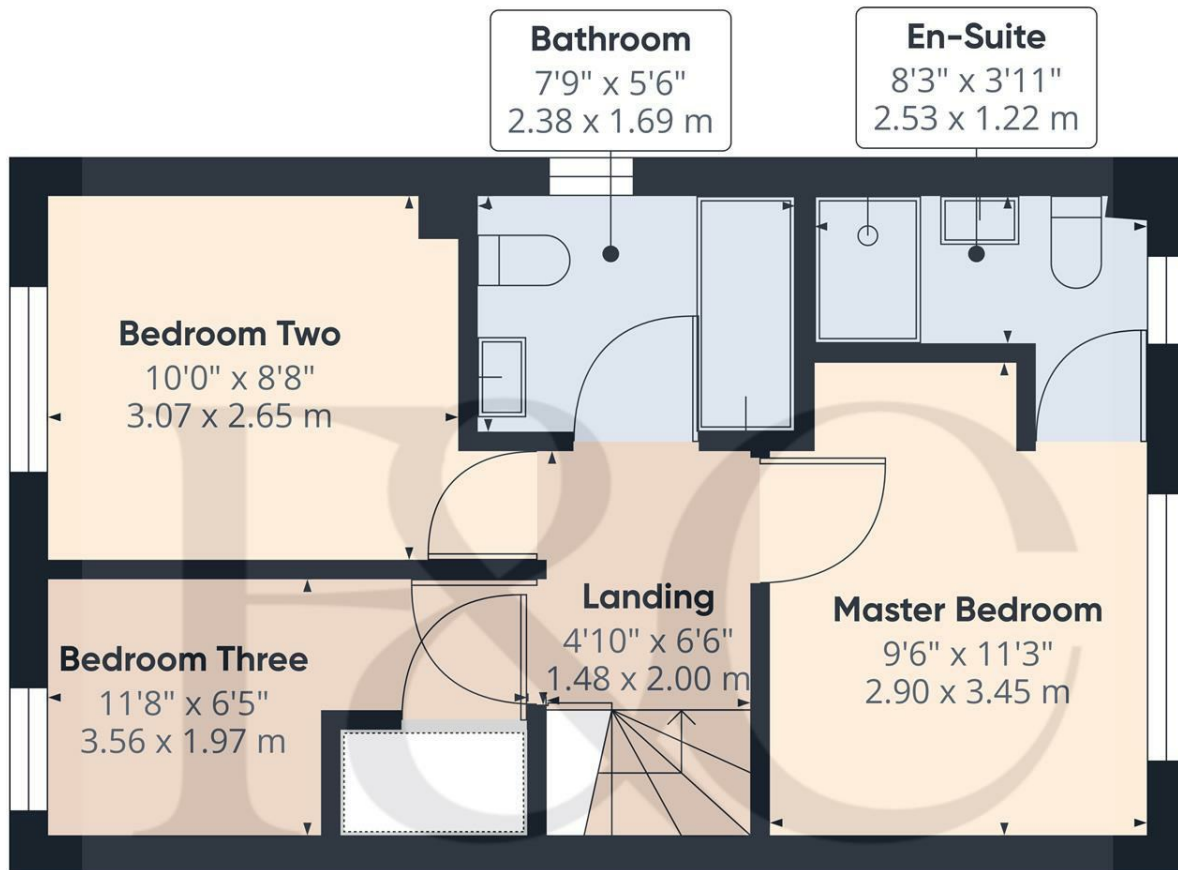
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾
362.53 ft²
33.68 m²

(1) Excluding balconies and terraces

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Floor 1



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56 Foragers Way
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	