

# Fletcher & Company

7 Chicory Close, Mickleover, Derby, DE3 0FL

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Offers Around £280,000

Freehold

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- Double Glazed & Gas Central Heated
- Enclosed Rear Garden with Lawn & Feature Decked Area
- Double Width Driveway
- Entrance Hall & Fitted Guest Cloakroom
- Fitted Kitchen, Lounge/Dining Room
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom





## Summary

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A recently constructed, modern, three bedroom, semi-detached residence in a popular location in Mickleover.

This is a recently constructed, modern, three bedroom, semi-detached residence on a popular estate in Mickleover. Double glazed and gas central heated with entrance hall, fitted guest cloakroom, kitchen with integrated appliances, spacious lounge/dining room. The first floor landing leads to a master bedroom with en-suite shower room, two further bedrooms and a well-appointed bathroom. Attractive rear garden with lawn and feature decked seating area. To the front of the property is a double width driveway.

# F&C



## **The Location**

Mickleover is a popular suburb with an excellent range of amenities including shops, schooling, regular bus service, supermarket, restaurants and easy access into open countryside.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

10'5" x 4'1" (3.18 x 1.26)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### **Fitted Guest Cloakroom**

6'7" x 3'1" (2.03 x 0.96)

With low flush WC, pedestal wash hand basin, central heating radiator and double glazed window to front.

#### **Kitchen**

10'5" x 7'6" (3.19 x 2.31)

With granite effect worktop and matching upstands, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers, complimentary wall mounted cupboards, integrated fridge freezer, dishwasher and washing machine, inset four plate gas hob with extractor hood, built-in oven, central heating radiator and double glazed window to front.



### Spacious Lounge/Dining Room

16'7" x 14'8" (5.07 x 4.49)

With two central heating radiators, useful understairs storage cupboard, TV aerial point, double glazed window to rear and matching French doors to rear garden.



### First Floor Landing

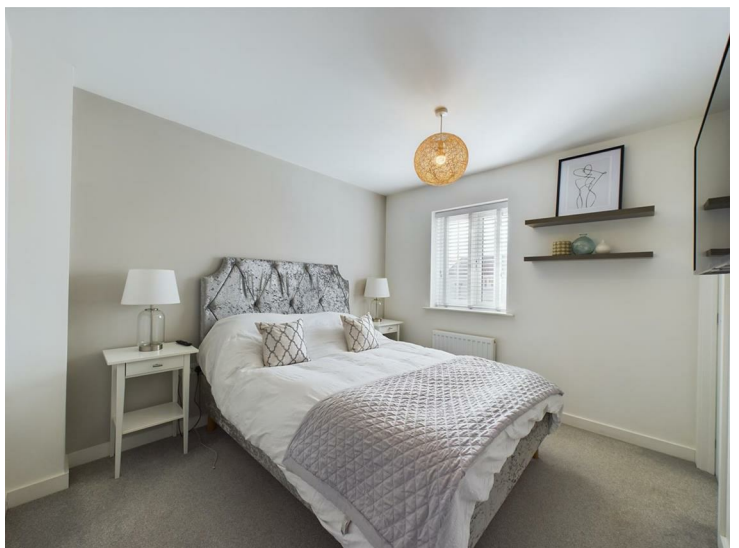
9'1" x 3'4" (2.78 x 1.04)

A semi-galleried landing with access to loft space and useful storage cupboard housing the gas boiler.

### Master Bedroom

10'5" x 9'2" (3.19 x 2.81)

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



### En-Suite Shower Room

6'9" x 5'2" (2.06 x 1.60)

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



### Bedroom Two

10'9" x 7'8" (3.28 x 2.34)

With central heating radiator and double glazed window to rear.



### Bedroom Three

7'3" x 6'8" (2.22 x 2.04)

With central heating radiator and double glazed window to rear.





## Bathroom

7'9" x 5'7" (2.37 x 1.71)

With low flush WC, half pedestal wash handbasin, bath with tiled surround and central heating radiator.



## Outside

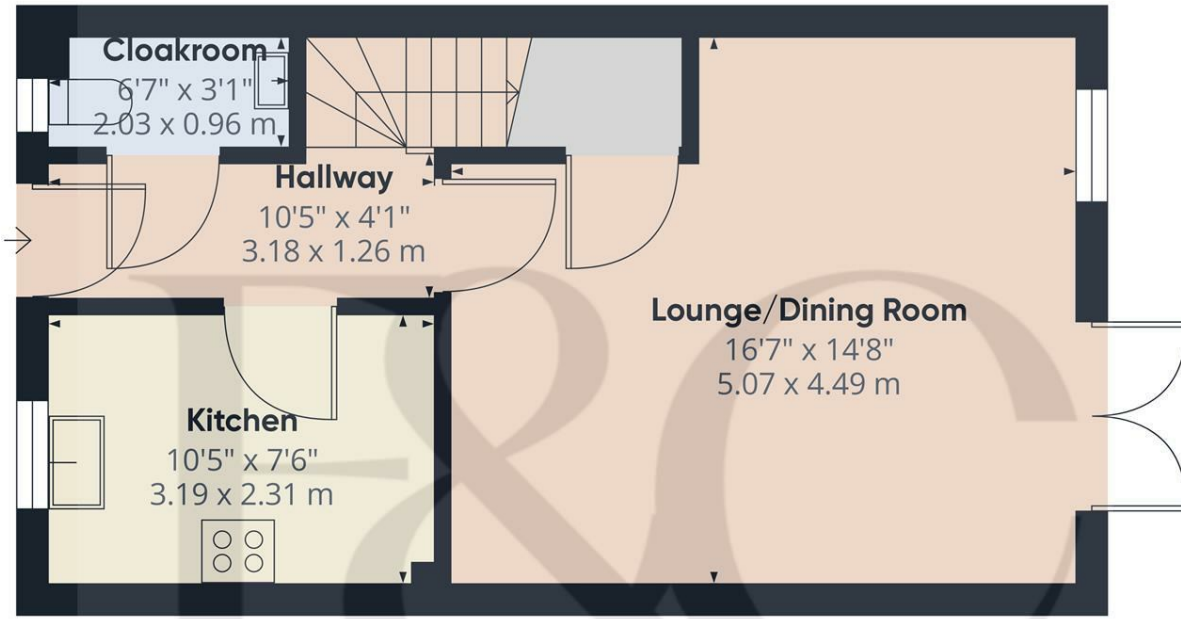
To the rear of the property is a pleasant, enclosed rear garden partially walled with timber fencing, patio area, lawn section and feature deck seating area.

To the front of the property there is a double width driveway providing off-road parking.



Council Tax Band C





Floor 0

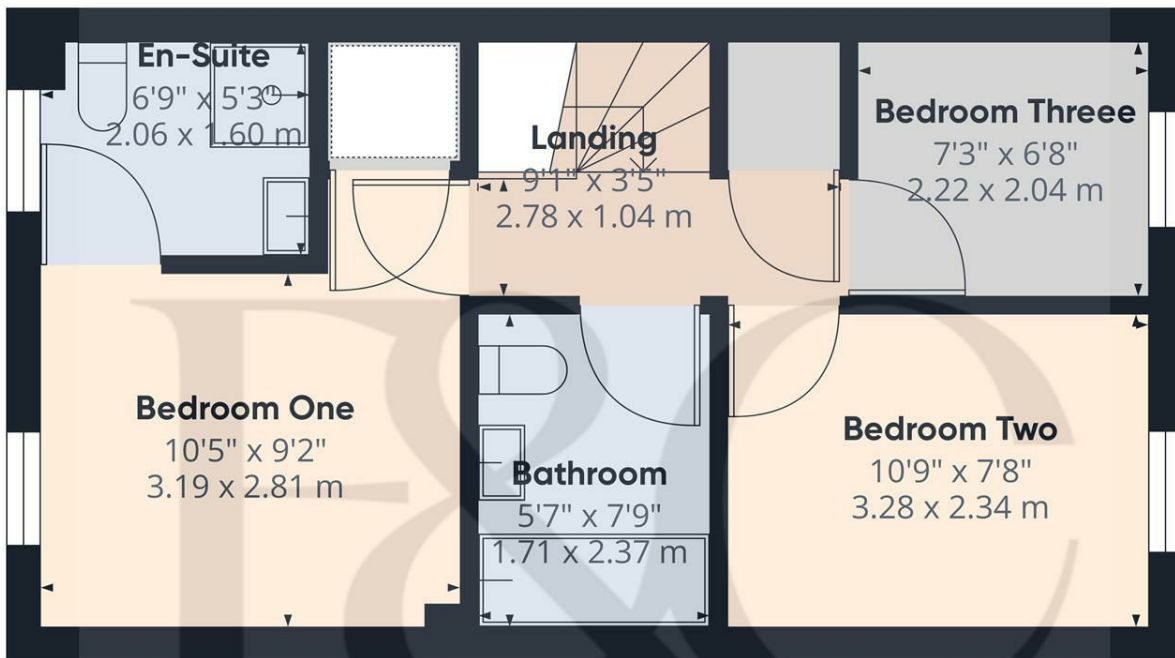
Approximate total area<sup>(1)</sup>  
393.96 ft<sup>2</sup>  
36.6 m<sup>2</sup>

(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 1

Approximate total area<sup>(1)</sup>  
352.84 ft<sup>2</sup>  
32.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

7 Chicory Close  
Mickleover  
Derby  
DE3 0FL

Council Tax Band: C  
Tenure: Freehold

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

