

Fletcher & Company

97 Archer Drive, Mickleover, Derby, DE3 0AG

Price £465,000

Freehold



- Ideal Family Home
- Double Glazed & Gas Central Heated
- Entrance Hall with Fitted Guest Cloakroom
- Lounge with Dual Aspect Windows overlooking Neighbouring Green Space & Fields Beyond
- Separate Study
- Open Plan Living Kitchen with Feature Pitched Roof, Bi-Fold Doors & Utility Off
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Well Appointed Bathroom with Four Piece Suite
- Good Sized Garden & Driveway
- Very Pleasant & Private Garden





Summary

A recently constructed Bloor built, four bedroom, detached residence occupying a particularly pleasant location on this popular estate in Mickleover.

This is a fabulous opportunity to acquire a Bloor built, modern, detached residence on a popular estate in Mickleover. The property would make an ideal family home and occupies a particularly pleasant location on this edge of an estate plot with neighbouring green space, pond, pathways and open fields adjacent. A good sized driveway and detached garage.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with feature box bay window to side with impressive views, separate study, open plan living kitchen with quality fitted kitchen, dining area and lounge area sitting beneath a feature pitched roof with bi-fold doors offering views and access to garden. Off the kitchen is a utility room. The first floor landing leads to master bedroom with en-suite shower room, three further bedrooms and a well-appointed principle bathroom with four piece suite.

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The Location

Mickleover is a popular suburb of Derby noted for its easy access into the city centre with a regular bus service. Mickleover itself offers a range of amenities with well-regarded primary and secondary schools, large supermarket, an excellent range of shops and facilities including restaurants, doctors and petrol station. The property is also within easy reach of A38, A52 and A50.

Accommodation

Ground Floor

Entrance Hall

16'0" x 9'2" (4.89 x 2.80)

An entrance door with double glazed inset provides access to spacious entrance hall with central heating radiator, understairs cupboard and staircase to first floor.



Fitted Guest Cloakroom

5'10" x 3'6" (1.78 x 1.08)

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



Study

10'5" x 6'3" (3.20 x 1.93)

With central heating radiator and double glazed window to front.



Lounge

16'0" x 11'0" (4.89 x 3.36)

A very pleasant light and airy room with double glazed window to front and double glazed box bay window to side offering a south westerly aspect over neighbouring green space and fields beyond, central heating radiator, TV aerial and telephone point.



Stunning Open Plan Living Kitchen

26'1" x 10'5" (7.96 x 3.19)

A very pleasant light and airy room with three double glazed windows, one offering pleasant views over the neighbouring green space and fields beyond and double glazed bi-fold doors.



Kitchen Area

Featuring woodgrain effect worktops with matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in double oven and grill, integrated fridge, freezer and dishwasher.



Dining Area

With central heating radiator and views over the garden.



Living Area

With feature pitched roof with two sealed unit double glazed Velux windows, central heating radiator and fabulous views over the garden from the bi-fold doors.



Utility

7'1" x 5'8" (2.17 x 1.74)

With woodgrain effect worktops with matching upstands, fitted base cupboard, wall mounted cupboard housing the gas fired Ideal boiler, appliance spaces suitable for washing machine and tumble dryer, central heating radiator, recessed spotlighting and a panelled and double glazed door to side.



First Floor Landing

9'3" x 3'2" (2.84 x 0.98)

A semi-galleried landing with feature balustrade, access to loft space, airing cupboard and central heating radiator.

Master Bedroom

10'7" x 10'1" (3.24 x 3.09)

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



En-Suite Shower Room

7'3" x 5'4" (2.21 x 1.64)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, double shower cubicle, recessed ceiling spotlighting, central heating radiator and double glazed window to side.



Bedroom Two

8'7" x 8'3" (2.62 x 2.53)

With central heating radiator, fitted wardrobes with sliding mirror doors and dual aspect double glazed windows to front and side offering fabulous views.



Bedroom Three

10'8" x 8'3" (3.27 x 2.54)

With central heating radiator and double glazed dual aspect windows to rear and side.



Bedroom Four

8'5" x 7'0" (2.59 x 2.14)

With central heating radiator and double glazed window to side.



Well Appointed Bathroom

7'7" x 5'6" (2.32 x 1.68)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath, separate double shower cubicle, recessed ceiling spotlighting, ladder style radiator add double glazed window to side.



Outside

The property occupies a particularly pleasant location on the edge of the estate affording views over neighbouring green space with pond, footpaths and fields beyond. The property benefits from a tandem driveway which gives access to a detached garage with up and over door, power and lighting.

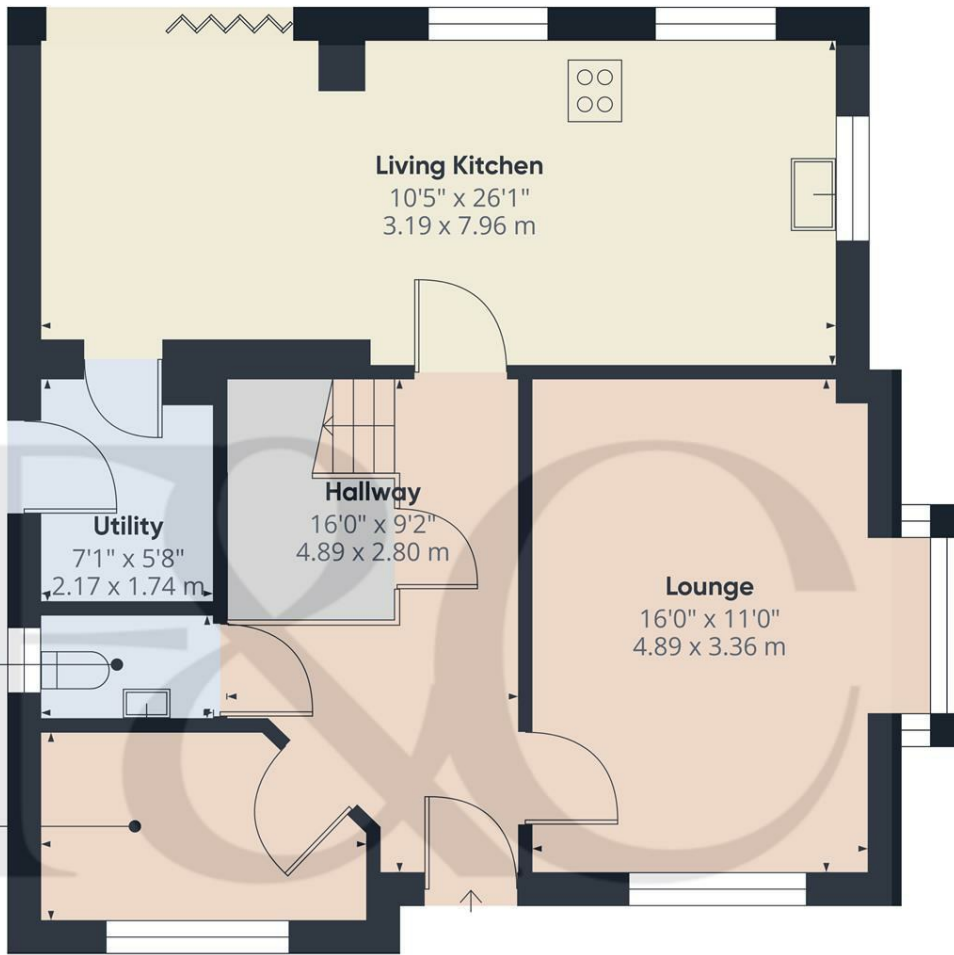
To the rear of the property is an impressive, cottage style garden featuring two patio areas ideal for outdoor dining and entertaining, one of the patio areas sits beneath an impressive pergola. The garden is bounded by well stocked borders with plants and shrubs, meandering gravel pathways and raised flower/plant beds. The garden is bounded by timber fencing and offers a high degree of privacy for an estate property. There are also small gardens to the front and side with attractive hedging.



Council Tax Band E







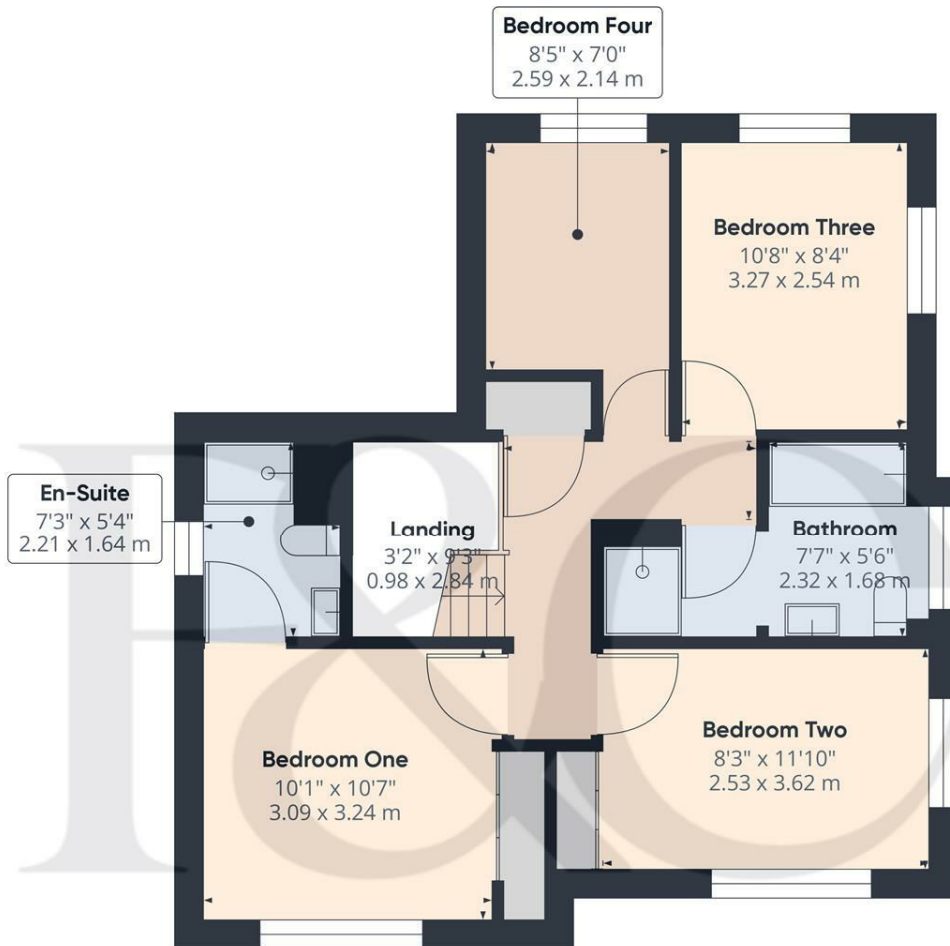
Floor 0

Approximate total area⁽¹⁾
722.37 ft²
67.11 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 1

Approximate total area⁽¹⁾
547.24 ft²
50.84 m²

(1) Excluding balconies and terraces

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	