

Fletcher & Company

35 Trent Way, Mickleover, Derby, DE3 0AF

Offers Over £300,000

Freehold



- Three Storey Detached Residence on the Outskirts of Mickleover
- Extremely Stylish Versatile Accommodation
- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom
- Ground Floor Study/Fourth Bedroom
- Open Plan Dining Kitchen with Bi-Fold Doors Opening onto Landscaped Garden
- First Floor Lounge & Bedroom with En-Suite Shower Room
- Two Further Second Floor Bedrooms & Bathroom
- Low Maintenance Landscaped Rear Garden
- Garage Incorporating Home Office





Summary

Superbly presented and upgraded, three storey, three/four bedroom semi-detached residence on a recently constructed estate on the outskirts of popular Mickleover.

This is a superbly presented and modern, recently constructed three storey semi-detached residence on a popular estate in Mickleover. The property is uPVC double glazed and gas central heated with entrance hall, fitted guest cloakroom, ground floor study/fourth bedroom and open plan dining kitchen with bi-fold doors opening onto the garden. The first floor landing leads to the lounge with an impressive media wall as well as a double bedroom with en-suite shower room. The second floor features two bedrooms and a bathroom.

The property benefits from a driveway to the side leading to a detached single garage. The rear section of the garage has been converted into a home office.

The south-facing garden has been landscaped and now provides a stylish, low maintenance outdoor area featuring artificial lawn and a lower-level sunken patio.

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The Location

The property's location is within easy reach of an excellent range of amenities in the centre of Mickleover, as well as schooling at primary and secondary level and is also convenient for the A516 along with the A38 and A50.

Accommodation

Ground Floor

Entrance Hall

13'3" x 3'4" (4.04 x 1.03)

Entrance door provides access into the hallway with central heating radiator, staircase to the first floor, useful storage cupboard and doors to the fitted guest cloakroom, study/fourth bedroom and open plan dining kitchen.

Fitted Guest Cloakroom

5'5" x 2'9" (1.67 x 0.86)

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

Study/Fourth Bedroom

8'11" x 6'0" (2.74 x 1.85)

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



Open Plan Dining Kitchen

19'10" x 12'9" (6.07 x 3.90)

With preparation surfaces having an inset sink unit with mixer tap, stylish panelled fitted base cupboards and drawers with complementary wall mounted cupboards, inset gas hob, built-in oven with grill, integrated fridge/freezer, dishwasher and washer dryer, radiator and upgraded double glazed bi-fold doors opening onto the south-facing landscaped garden.



First Floor

Landing

With central heating radiator and doors to bedroom one and the lounge.

Lounge

12'9" x 11'9" (3.90 x 3.59)

Featuring an impressive media wall with recess ideal for a flat screen TV with a stylish flame effect electric fire beneath, central heating radiator, feature panelled wall and double glazed window to the front.



Bedroom One

10'9" x 9'11" (3.30 x 3.04)

With central heating radiator, fitted wardrobes, double glazed window to the rear overlooking garden and internal door to the en-suite shower room.



En-Suite

7'1" x 5'1" (2.16 x 1.55)

With a three-piece suite comprising low flush WC, wash handbasin, shower cubicle, central heating radiator and double glazed window to the side.



Second Floor

Landing

With doors to two bedrooms and bathroom.

Bedroom Two

12'9" x 6'3" (3.90 x 1.91)

With central heating radiator, storage cupboard and double glazed dormer window to the front.



Bedroom Three

12'10" x 11'5" (3.92 x 3.50)

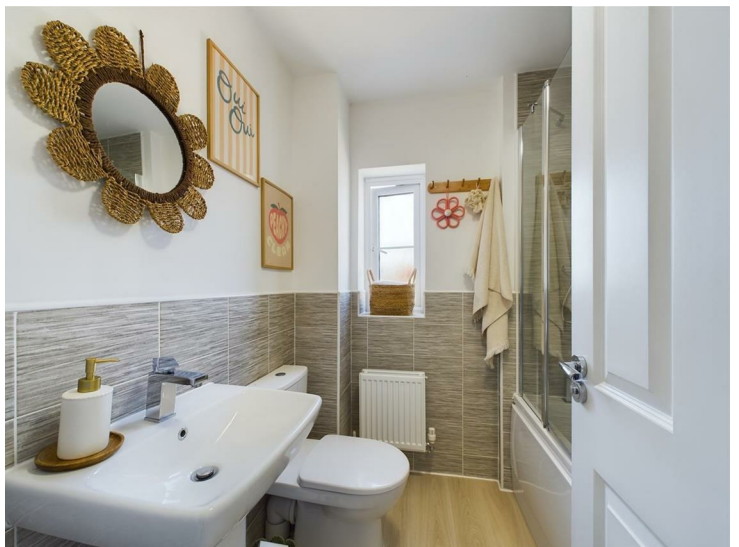
With central heating radiator and double glazed Velux window to the rear.



Bathroom

6'5" x 5'9" (1.96 x 1.77)

With a fitted suite comprising low flush WC, wash handbasin, bath, central heating radiator and double glazed window to the side.



Outside

Driveway

The property benefits from a tandem driveway to the side of the property leading to the detached single garage.

Landscaped Rear Garden

The rear garden has also had much investment and now landscaped featuring artificial lawn and a lower-level sunken patio/entertaining area.



Garage

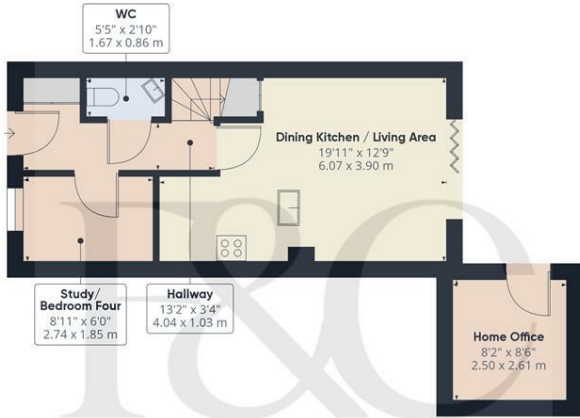
With up and over front door.

Home Office

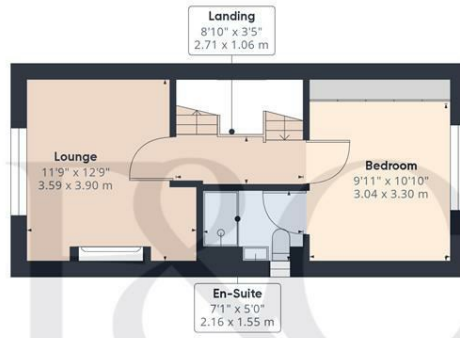
8'6" x 8'2" (2.61 x 2.50)

Please note: the rear section of the garage has been converted to form a home office with power and lighting and uPVC double glazed door to the side.

Council Tax Band C - South Derbyshire



Floor 0



Floor 1



Floor 4

Approximate total area⁽¹⁾

1094.98 ft²
101.73 m²

Reduced headroom

47.11 ft²
4.38 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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35 Trent Way
Mickleover
Derby
DE3 0AF

Council Tax Band: C
Tenure: Freehold



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	