

Fletcher & Company

24 Wendover Close, Mickleover, Derby, DE3 0TD

Offers Around £249,950

Freehold



- Double Glazing & Gas Central Heating
- Entrance Hall
- Lounge, Dining Room & Conservatory
- Fitted Kitchen
- Three First Floor Bedrooms & Bathroom
- Enclosed Rear Garden
- Allotment Views
- Fore-Garden, Driveway & Garage





Summary

A well-positioned, three bedroom, chalet style, semi-detached residence occupying a quiet cul-de-sac location in Mickleover.

This is an opportunity to acquire a chalet style, three bedroom, semi-detached residence in Mickleover.

The property occupies a quiet cul-de-sac location set behind a fore-garden with adjacent driveway providing access to a garage. To the rear of the property is an enclosed lawn garden with seating area.

The property offers impressive views to the rear over neighbouring allotments.

The property is double glazed and gas central heated with entrance hall, lounge, dining room, conservatory and kitchen, three first floor bedrooms and a bathroom.

F&C

The Location

The property's location on a main estate in Mickleover gives access to a range of amenities including schooling at all levels. Within the village centre there is a large supermarket, a selection of shops, restaurants, bars and regular bus service into Derby City centre. There is also easy access onto A38, A516 and A50.

Accommodation

Ground Floor

Entrance Hall

6'2" x 3'6" (1.90 x 1.08)

A UPVC double glazed entrance door provides access to hallway with staircase to first floor.

Living Room

13'2" x 12'3" (4.02 x 3.74)

With feature fireplace with decorative surround and Living Flame gas fire, central heating radiator, understairs storage cupboard and access to dining room.



Dining Room

10'11" x 7'10" (3.33 x 2.41)

With central heating radiator, door to side and French doors to conservatory and rear garden.



Conservatory

14'4" x 8'7" (4.38 x 2.63)

A part wall & part UPVC double glazed construction, central heating radiator, French doors to garden, double glazed door to side and kitchen and French doors to dining room.



Kitchen

10'11" x 7'7" (3.35 x 2.32)

With granite effect preparation surfaces, inset stainless steel sink unit, fitted base cupboard and drawers, complimentary wall mounted cupboards, four plate gas hob, built-in oven, appliance spaces suitable for washing machine and fridge freezer, double glazed window to side and rear and double glazed door to conservatory.



First Floor Landing

8'6" x 3'1" (2.61 x 0.95)

With double glazed window to side.



Bedroom One

15'2" x 8'9" (4.63 x 2.68)

With central heating radiator and double glazed window to front.



Bedroom Two

9'2" x 8'11" (2.81 x 2.74)

With central heating radiator, storage cupboard and double glazed window to rear.



Bedroom Three

6'7" x 6'5" (2.03 x 1.97)

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



Bathroom

6'1" x 6'0" (1.87 x 1.85)

With low flush WC, pedestal wash handbasin, bath with shower over, chrome towel radiator and double glazed window to the rear.

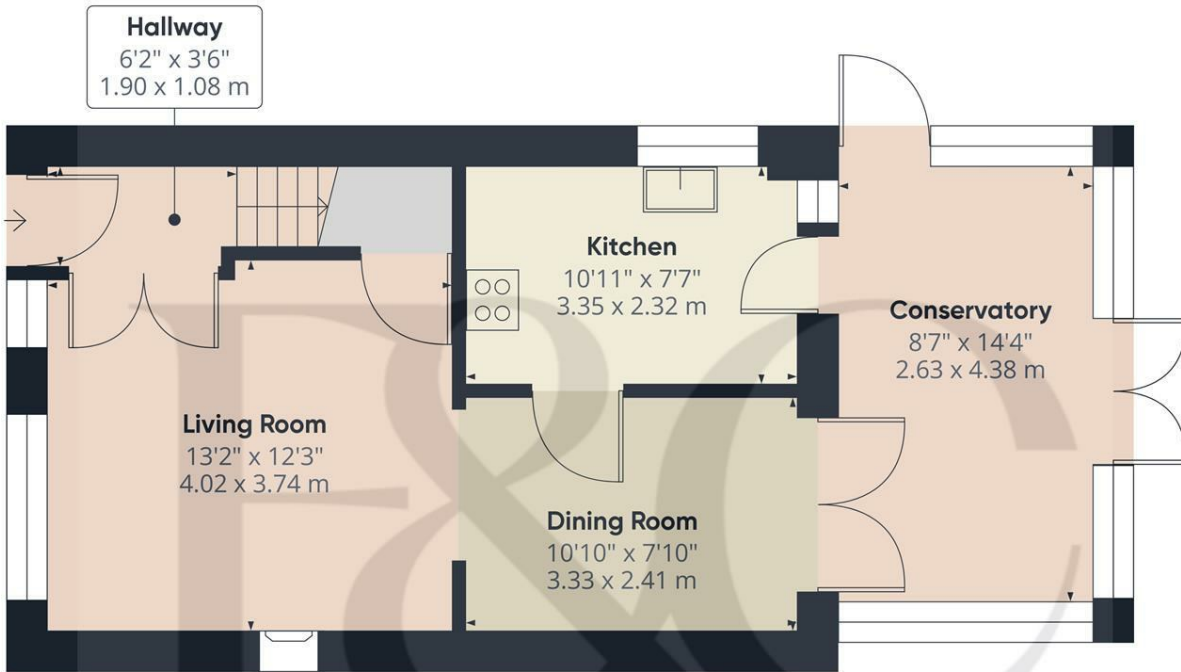


Outside

The property is set back behind a long fore-garden and driveway giving access to a detached garage. To the rear of the property there is a patio area and lawn. The property has a pleasant backdrop over neighbouring allotments which is particularly well appreciated from the first floor.



Council Tax Band B



Approximate total area⁽¹⁾
520.01 ft²
48.31 m²

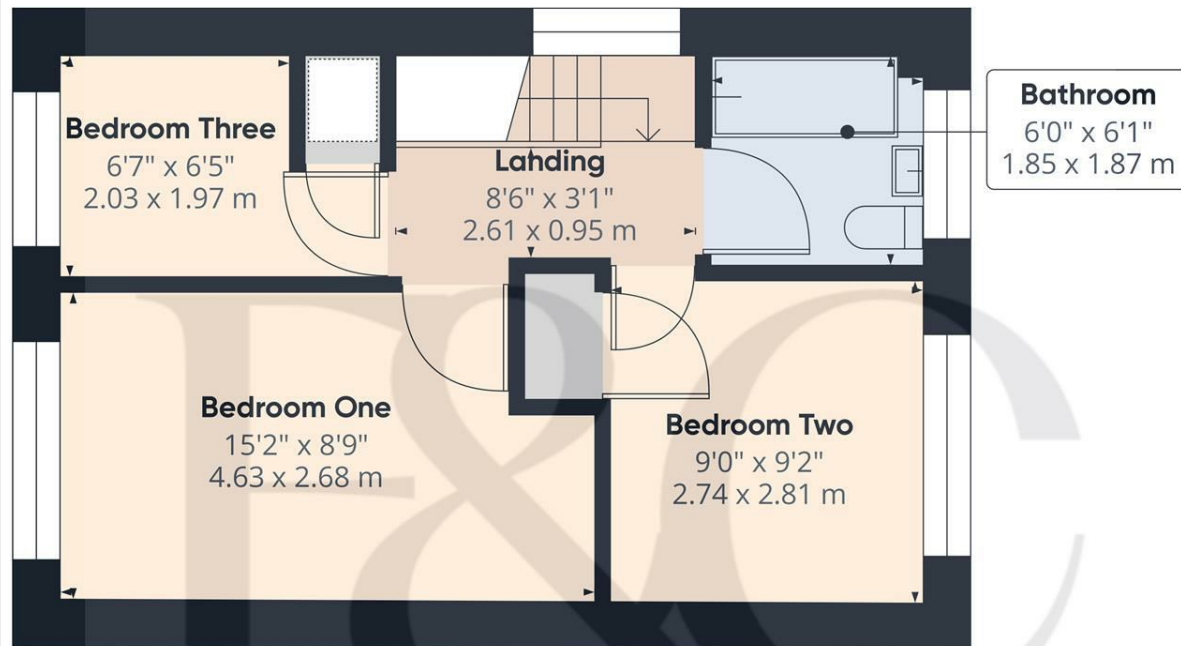
(1) Excluding balconies and terraces

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⁾
335.17 ft²
31.14 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1



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24 Wendover Close
Mickleover
Derby
DE3 0TD

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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	