

# Fletcher & Company

1 Sanderling Heath, Mickleover, Derby, DE3 0UQ

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Offers Around £425,000

Freehold

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- A Superbly Presented, Extended, Three Bedroom, Detached Property
- Double Glazing & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Lounge with Impressive Media Wall
- Dining Room & Conservatory
- Open Plan Dining Kitchen with Study Off
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Well-Appointed Bathroom
- Landscaped Rear Garden
- A Good Sized Driveway & Attached Garage with Remote Control Door







## Summary

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A superbly presented, three bedroom, extended detached residence occupying a particularly pleasant location on the Pastures estate in Mickleover.

This is a particularly impressive, three bedroom, detached residence. Extended on the ground floor providing particularly spacious accommodation with double glazing and gas central heating, entrance hall, fitted guest cloakroom, lounge with media wall, separate dining room with good sized conservatory off, open plan extended dining kitchen and separate study. The first floor landing leads to master bedroom with well-appointed shower room, two further bedrooms and an impressive family bathroom.

The property is set back behind a driveway providing ample off-road parking and access to an attached single garage with remote door. To the rear of the property is a landscaped garden with lower level patio/terrace and upper level gravelled/artificial lawn with well-established borders.

# F&C

## The Location

The property's location on this particularly sought after estate gives easy access to Mickleover centre which offers an excellent range of amenities including a large supermarket, a selection of shops, pubs, regular bus service into Derby City centre and schooling at both primary and secondary level. Pastures estate offers easy access on to the A516 and A38 as well as A50.

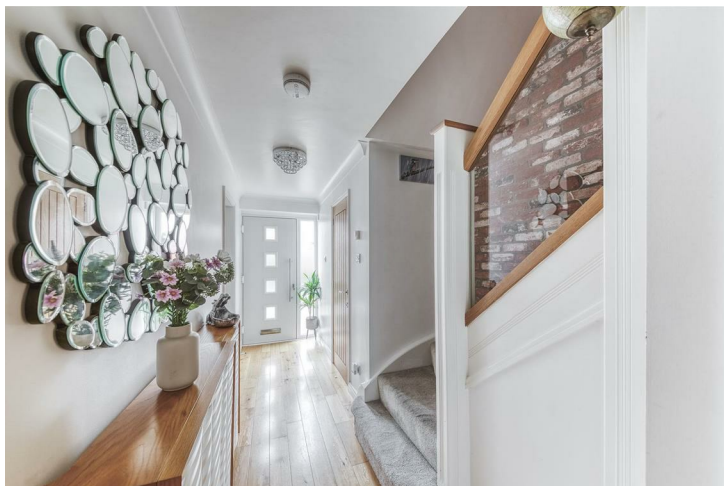
## Accommodation

### Ground Floor

#### Entrance Hall

15'6" x 3'10" (4.74 x 1.18)

A panelled entrance door with double glazed insets and sidelight provides access to entrance hall with central heating radiator, oak floor covering, useful understairs storage cupboard, staircase to first floor with feature oak and glass balustrade and feature exposed brick wall.



#### Fitted Guest Cloakroom

7'1" x 3'0" (2.18 x 0.92)

With low flush WC, vanity unit with wash handbasin with two drawers beneath, central heating radiator, oak floor covering and double glazed and leaded window to front.





## Lounge

15'8" x 10'8" (4.80 x 3.26)

A very stylish lounge with media wall incorporating recessed flat screen TV, flame effect fire and alcoves to either chimney breast recess with spotlighting, central heating radiator, oak floor covering, double glazed and leaded window to front and multi-paned doors to dining room.



## Dining Room

10'6" x 8'8" (3.21 x 2.65)

With central heating radiator, feature tile flooring and open aperture to large conservatory.





### Large Conservatory

10'6" x 10'4" (3.22 x 3.17)

A brick base and double glazed construction with views over the garden accessed via French doors.



Superb Open Plan L-Shaped Dining Kitchen





### Kitchen Area

10'4" x 9'1" (3.15 x 2.78)

Featuring solid oak preparation services, inset Belfast style sink unit with mixer tap, fitted base cupboard and drawers, complimentary wall mounted cupboards, recessed LED lighting, appliance space suitable for a five plate range gas cooker with extractor hood over, American style fridge freezer, integrated dishwasher, stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, oak floor covering and open doorway to dining area.



### Dining Area

23'11" x 7'4" (7.29 x 2.25)

With featured high ceiling incorporating two double glazed Velux windows, recessed spotlighting, central heating radiator, oak floor covering, double glazed French doors to garden and door to study.



### Study

7'2" x 6'10" (2.20 x 2.09)

With central heating radiator, feature high ceiling with recessed spotlighting, oak floor covering, double glazed window and French door to garden.



### First Floor Landing

9'1" x 6'8" (2.79 x 2.05)

A semi-galleried landing with oak and glass balustrade and access to loft space.

### Master Bedroom

12'8" x 9'4" (3.87 x 2.87)

With central heating radiator, built-in wardrobes, feature panelled wall, double glazed and leaded window to front and door to en-suite shower room.





### Well-Appointed En-Suite Shower Room

8'4" x 3'3" (2.56 x 1.00)

Partly tiled with a low flush WC, vanity unit with wash handbasin with cupboard beneath, shower cubicle, chrome towel radiator, shaver point and double glazed window to side.



### Bedroom Two

11'2" x 10'1" (3.42 x 3.08)

With central heating radiator, fitted dressing table with drawers and double glazed window to rear.



### Bedroom Three

10'5" x 6'11" (3.19 x 2.13)

With central heating radiator, fitted wardrobes and double glazed window to rear.



### Bathroom

6'9" x 5'6" (2.07 x 1.68)

Partly tiled with low flush WC, pedestal wash handbasin, freestanding bath with mixer tap, period style radiator, airing cupboard, shaver point and double glazed and leaded window to front.

Please note the property benefits from bespoke shutters to many windows which are included in the sale.



### Outside

#### Outside

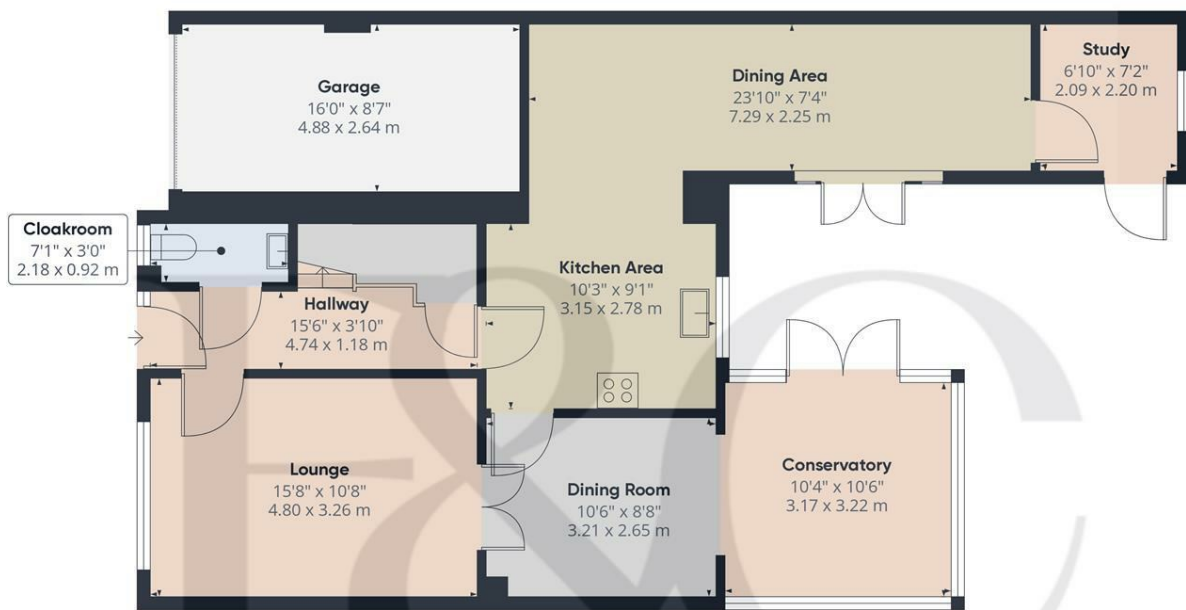
To the rear of the property is a landscaped, low maintenance garden with lower level patio/dining area, steps lead up to an artificial lawn with gravel border and paved section, currently home to a large fish tank (available by separate negotiation) and raised wood edge borders containing plants and shrubs, offering a good degree of privacy for an estate property. The property has a hot tub (also available by separate negotiation)

To the front of the property is a low maintenance, block paved driveway with slate chipping border. The driveway provides parking for two/three vehicles and allows access to an attached single garage with electric door.









**Approximate total area<sup>(1)</sup>**  
 974.23 ft<sup>2</sup>  
 90.51 m<sup>2</sup>

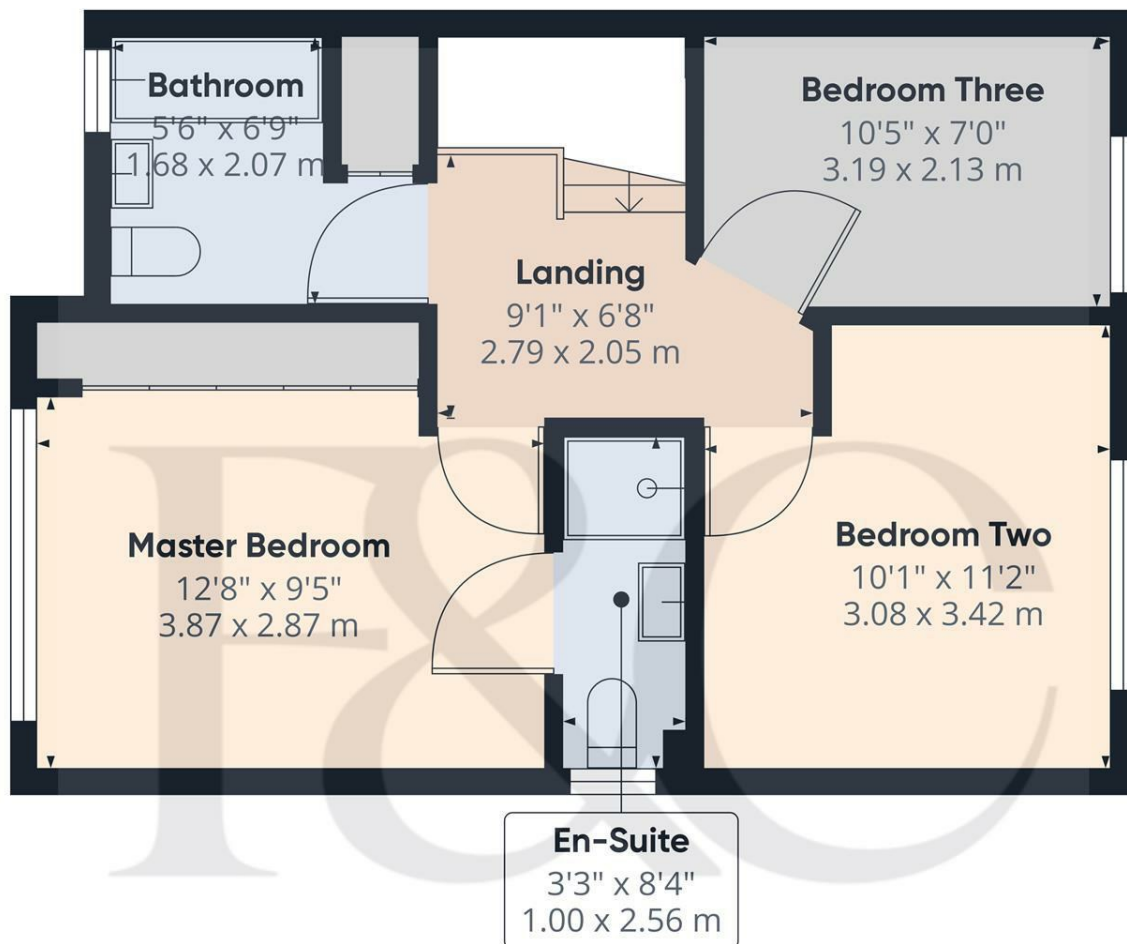
(1) Excluding balconies and terraces

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 0



**Approximate total area<sup>(1)</sup>**  
 431.96 ft<sup>2</sup>  
 40.13 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</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 	

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Council Tax Band: E  
Tenure: Freehold

