

# Fletcher & Company

8 Moorland Road, Mickleover, Derby, Derbyshire, DE3  
9FX

Price £579,995

Freehold



- A Superbly Appointed Traditional Detached House
- Located In The Sought Area Of Mickleover
- Entrance Hall, Cloakroom/Wc And Wash/Laundry Room
- Sitting Room And Living Room With Multifuel Stove
- Extended Open Plan Dining Room And Kitchen
- Four Double Bedrooms
- En Suite Shower Room And Family Bathroom
- Extensive, Mature Rear Garden
- Driveway For Several Vehicles
- Easy Access To A38, M1, A50, A6 And The Peak District





## Summary

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Nestled on the charming Moorland Road in the desirable area of Mickleover, Derby, this delightful house offers a perfect blend of character and modern living. Spanning an impressive 1,483 square feet, the property boasts well proportioned and flexible living and bedroom space, making it an ideal family home.

Accommodation comprises an entrance hall with original Oak block floor, a cloakroom/Wc, sitting room, living room with a log burning stove and French doors to the rear garden, a dining room which then opens up to an extended kitchen area. In addition there is a useful wash/laundry room. To the first floor is an impressive galleried landing leading to four double bedrooms, bedroom one having a modern en suite shower room. In addition there is a superbly appointed family bathroom with a free standing roll top bath and separate shower enclosure. The property retains some original features, adding to its unique charm and character.

One of the standout features of this home is the extensive, mature rear garden, providing a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy outdoor entertaining. There is further potential to extend, subject to the necessary planning consents.

To the front, a driveway provides ample parking facilities, accommodating up to four vehicles

The location is particularly advantageous, with easy access to Derby City Centre and excellent transport links to the A38, A50, M1, and the A6. Derby train station facilitates direct access to London St Pancras and The Peak District is a short drive away.

# F&C

## Accommodation

### On The Ground Floor

#### Entrance Hall

14'11" x 6'2" (4.55 x 1.88)

Having an original timber arched front door and oak block floor, a useful under stairs cupboard and stairs lead off to the first floor.

#### Cloakroom/Wc

4'5" x 3'3" (1.36 x 1.00)

Appointed with a two piece traditional white suite comprising a wall mounted wash handbasin and a low flush WC. There is a central heating radiator and a double glazed window to the side.

#### Sitting Room

10'10" x 10'9" (3.32 x 3.29)

Having a feature fireplace with cast-iron surround, tiled inset and tiled hearth housing a living flame gas fire. There is a feature oak block floor, a central heating radiator and a UPVC double glazed window to the front.



## Living Room

14'6" x 10'10" (4.43 x 3.32)

Having a feature exposed brick chimney breast and fireplace with a wooden mantel and tiled hearth housing a multi fuel cast-iron stove. There is a central heating radiator and UPVC double glazed French doors provide access to, and views of the rear garden and patio.



## Dining Room

13'10" x 9'6" (4.23 x 2.92)

With a feature tiled floor which extends into the kitchen, a central heating radiator and a UPVC double glazed window to the side elevation. An archway leads to the kitchen .



## Kitchen

12'8" x 11'2" (3.88 x 3.42)

Comprehensively fitted with a range of cream, shaker style base cupboards, drawers and eyelevel units with a complementary granite worksurface over incorporating a Belfast sink with mixer tap. Appliances include an electric Range cooker with double oven, grill and six burner gas hob, an extractor with light over and tiled recess, integrated fridge/freezer, dishwasher and microwave oven. Having an integrated wine rack, tiled floor which continues through from the dining room, a UPVC double glazed window side and a UPVC double glazed window overlooking the rear garden. Having a UPVC double glazed door with frosted glass which provides access to the rear garden and patio..



### **Wash/Laundry Room**

9'10" x 6'5" (3.02 x 1.96)

Appointed with a hand built bespoke timber worksurface incorporating a Belfast sink with mixer tap over. Having a cupboard beneath and double wall mounted eyelevel units providing excellent storage space. There is a tiled floor, a central heating radiator, a UPVC double glazed window window with bespoke shutters to the front open, open timber shelving and a Worcester wall mounted boiler (serving domestic hot water and central heating system). A double glazed door to the side provides access.



### **On The First Floor**

#### **Galleried landing**

8'11" x 6'3" (2.72 x 1.92)

With a double glazed window to the front elevation, a built-in cupboard providing excellent storage space, a central heating radiator and access is provided to the roof space.

### Bedroom One

12'7" x 12'6" (3.85 x 3.82)

Having a central heating radiator and a double glazed window overlooking the delightful rear garden.



### En Suite

6'9" x 4'5" (2.08 x 1.35)

Appointed with a three-piece white suite comprising a double walk-in shower cubicle with sliding glass shower doors and electric shower over, a pedestal wash hand basin and a traditional style WC with complementary patterned tiling to the shower enclosure and floor, half panelling to the walls, an extractor fan and wall mounted chrome heated towel rail.

### Bedroom Two

14'6" x 10'11" (4.44 x 3.34)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden.



### Bedroom Three

10'11" x 10'10" (3.35 x 3.32)

Having a central heating radiator and a UPVC double glazed window to the front.



### Bedroom Four

14'11" x 6'7" (4.55 x 2.01)

Currently used as a study/office with a central heating radiator and UPVC double windows to the front and side elevation.



### Bathroom

9'8" x 6'2" (2.97 x 1.89)

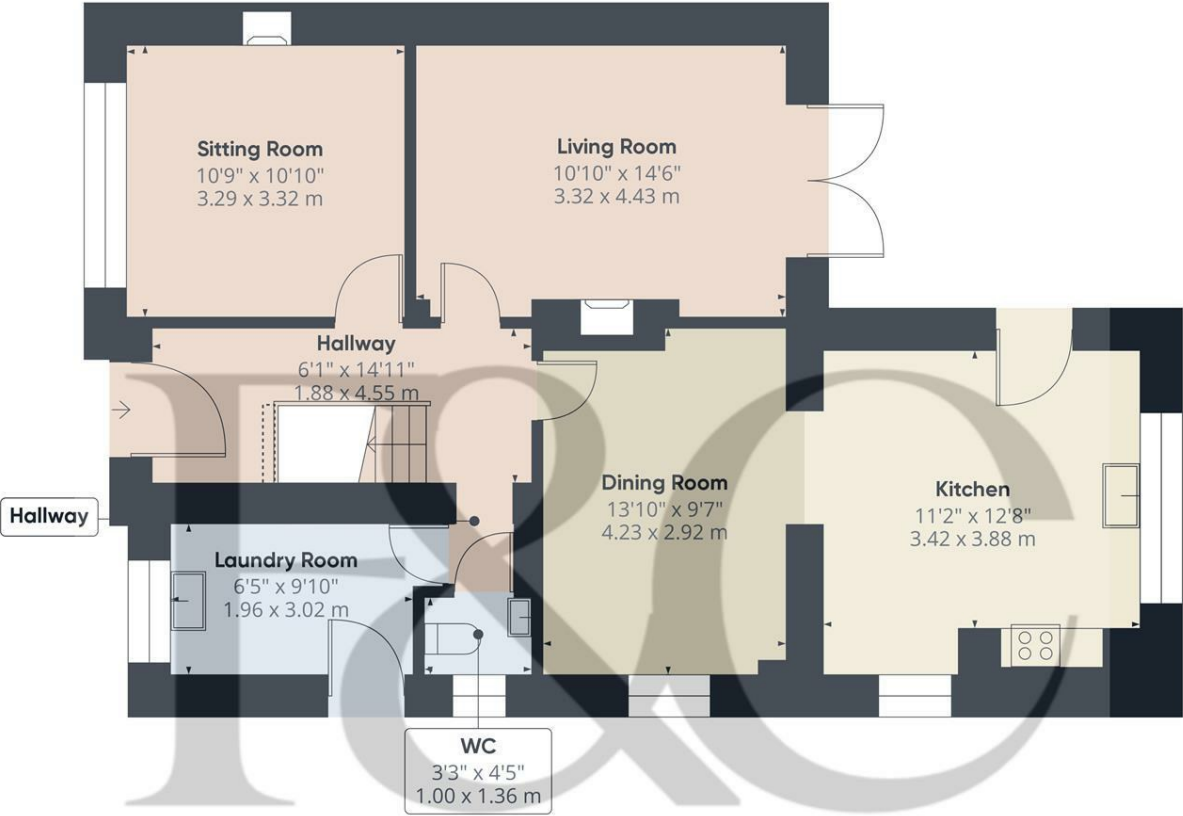
Appointed with a four piece suite comprising a roll top bath with Ball and claw feet and handheld shower attachment, a corner shower cubicle with sliding glass shower doors, electric shower over and patterned shower enclosure, a low flush WC and a pedestal wash handbasin. Having feature patterned tiling to the floor, half panelling to the walls and a wall mounted chrome heated towel rail. Extractor fan and a UPVC double glazed window to the side elevation.



### Outside

To the front of the property there is an extensive driveway which provides off road parking for several vehicles. Having a lawned garden which is well stocked to the borders with a variety of shrubs and flowering plants. A path the side of the house and a gate provides access to the rear garden. The rear comprises an extensive, mature garden which is mainly laid to lawn and has a variety of mature trees, shrubs and plants to the borders and beds. There is a greenhouse, a garden shed (12ft x 8ft approx) and the garden has a fully enclosed surround. In addition, there is a generous paved patio and steps lead up to a further patio approached via the sitting room. Ideal for Al Fresco living.

### Council Tax Band E



Floor 0

Approximate total area<sup>®</sup>  
753.03 ft<sup>2</sup>  
69.96 m<sup>2</sup>

Reduced headroom  
1.25 ft<sup>2</sup>  
0.12 m<sup>2</sup>

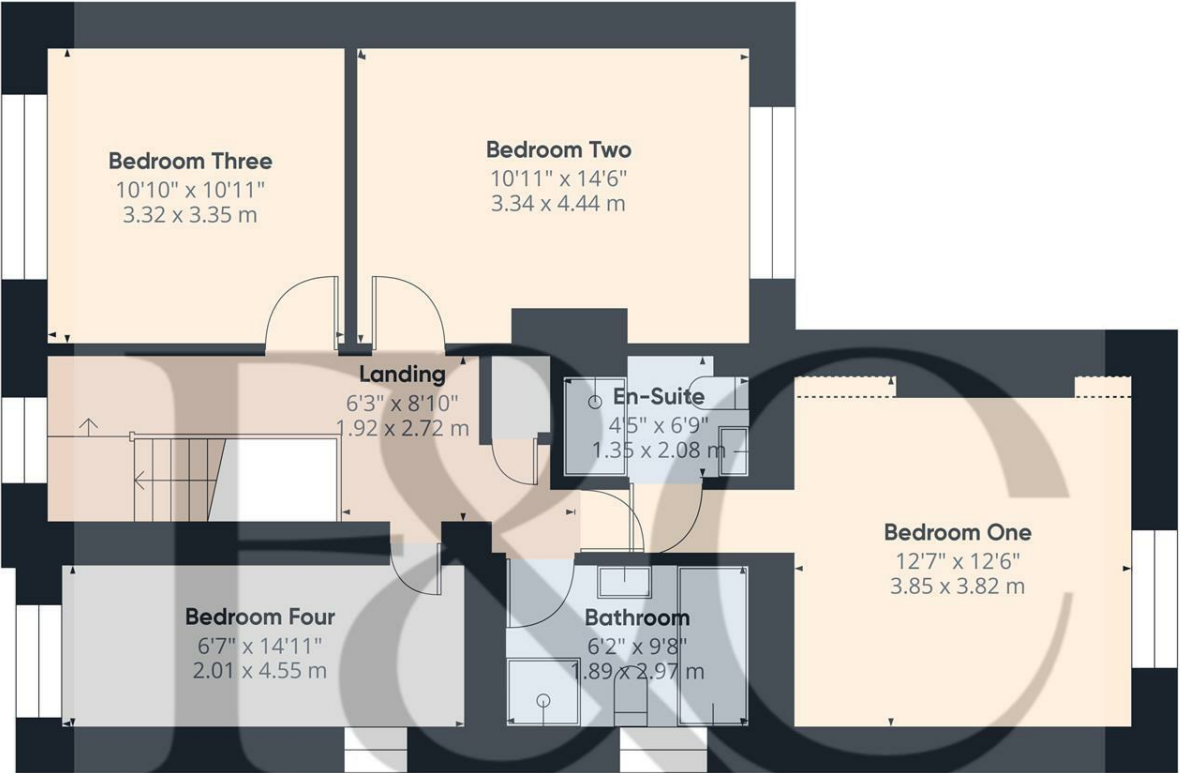
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area<sup>®</sup>  
730.11 ft<sup>2</sup>  
67.83 m<sup>2</sup>

Reduced headroom  
4.67 ft<sup>2</sup>  
0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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Council Tax Band: E  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	