

# Fletcher & Company

20 Hedingham Way, Mickleover, Derby, DE3 0NX

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£329,950

Freehold

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- Good Size Driveway & Garage
- Landscaped Rear Garden
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge with Media Wall
- Stylish Breakfast Kitchen with Built-In Appliances with Garden Room off
- Three First Floor Bedrooms & Superbly Appointed Bathroom





## Summary

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A superbly presented, completely refurbished, three bedroom, detached residence occupying a popular residential location in Mickleover.

A fully refurbished, three bedroom, detached residence occupying a popular location in Mickleover. The property occupies an elevated plot set up from the road behind a lawn and good sized driveway leading to a detached garage. To the rear of the property is a landscaped garden.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge and stylish fitted kitchen with garden room/dining room off. The first floor landing leads to two double bedrooms, further box room/nursery and superbly appointed bathroom.

Please note the property benefits from newly installed boiler, alarm and heating system which can be operated by phone. Stop

# F&C



## **The Location**

Mickleover is a popular location and within a short distance from the property is a large supermarket and an excellent range of amenities and facilities in the village centre. There is also a nearby primary school, easy access onto the A516, A50 and A38 as well as employers in the area including Rolls Royce and Toyota. There is also a regular bus service into Derby City centre.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

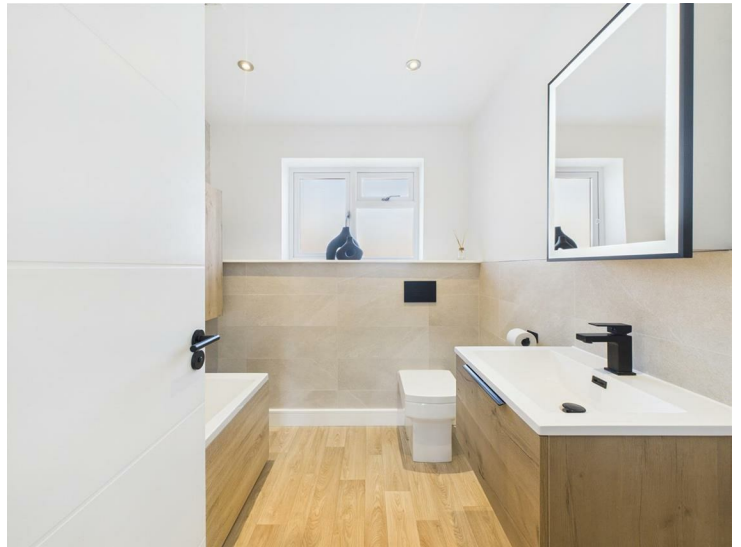
14'0" x 5'9" (4.27 x 1.76)

A composite entrance door with double glazed insets provides access to hallway with stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, staircase to first floor, understairs storage cupboard, code operated alarm and double glazed window to side.

#### **Fitted Guest Cloakroom**

5'0" x 2'6" (1.53 x 0.77)

Partly tiled with a stylish suite comprising low flush WC, vanity unit with wash handbasin, central heating radiator, recessed spotlight and double glazed window to side.



## Lounge

13'5" x 10'8" (4.11 x 3.27)

With feature media wall incorporating electric fire, recess for flat screen TV, stylish floor to ceiling central heating radiator, herringbone patterned wood effect flooring and double glazed window to front.



## Superbly Appointed Breakfast Kitchen

16'10" x 9'3" (5.14 x 2.84)

With stone effect preparation surfaces with matching upstands, inset stainless steel sink unit with flexible mixer tap, fitted base cupboards and drawers with LED lighting, complementary range of wall mounted cupboards with down lighting, inset four plate gas hob with stainless steel extractor hood over and built-in oven and grill beneath, integrated fridge, integrated freezer, integrated dishwasher and washing machine, breakfast bar, central heating radiator, recessed ceiling spotlighting, continuation of herringbone pattern wood effect flooring, double glazed window to rear and open access to dining room.



### **Dining Room**

12'3" x 8'6" (3.74 x 2.60)

With central heating radiator, built-in surround sound, recessed ceiling spotlighting, double glazed windows to side and rear and access to garden via French doors.



### **First Floor Landing**

8'9" x 6'2" (2.68 x 1.89)

A semi-galleried landing with recessed ceiling spotlighting, feature balustrade and double glazed window to side.

### **Bedroom One**

12'3" x 9'8" (3.75 x 2.97)

With central heating radiator and double glazed window to rear.



### **Bedroom Two**

8'6" x 11'0" (2.60 x 3.37)

With central heating radiator, double glazed window to front and access to mainly boarded loft space with power, lighting and gas fired combination boiler.



### **Bedroom Three**

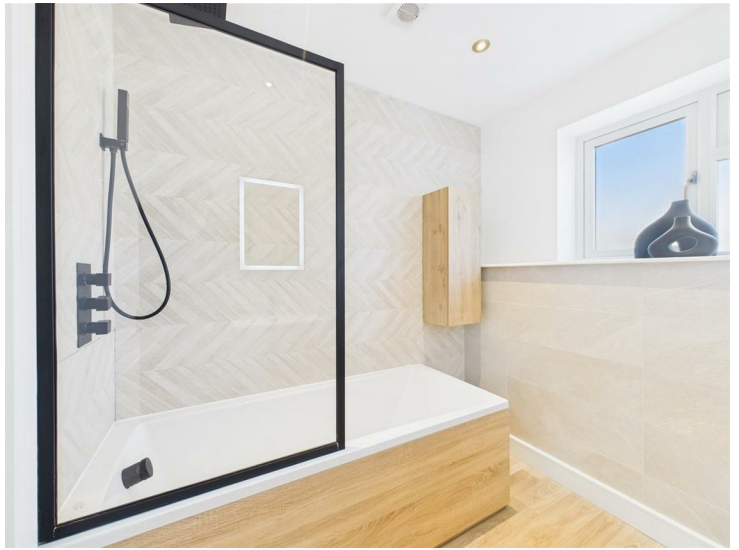
8'1" x 6'6" (2.48 x 2.00)

With central heating radiator, useful storage cupboard with fitted shelving and double glazed window to front.

### **Superbly Appointed Bathroom**

7'0" x 6'10" (2.15 x 2.10)

Partly tiled with a contemporary white suite comprising low flush WC, vanity unit with wash handbasin incorporating drawer, panelled bath with shower over, stylish central heating radiator, wall mounted illuminated mirror and double glazed window to rear.



### **Garage**

With power, lighting, side door and up and over door.



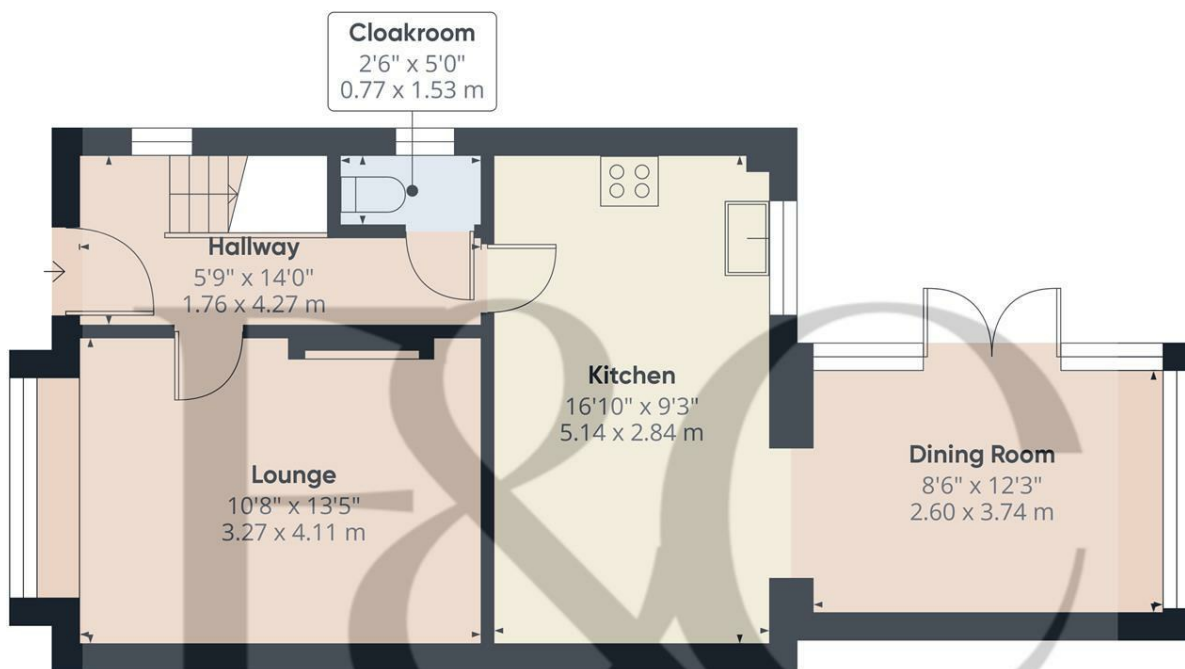
## Outside

The property occupies an elevated position from the roadside behind a lawned fore-garden with good sized driveway providing ample off-road parking and access to a detached brick built garage. To the rear of the property is a patio area and lawn bounded by timber fencing.



Council Tax Band C





Floor 0

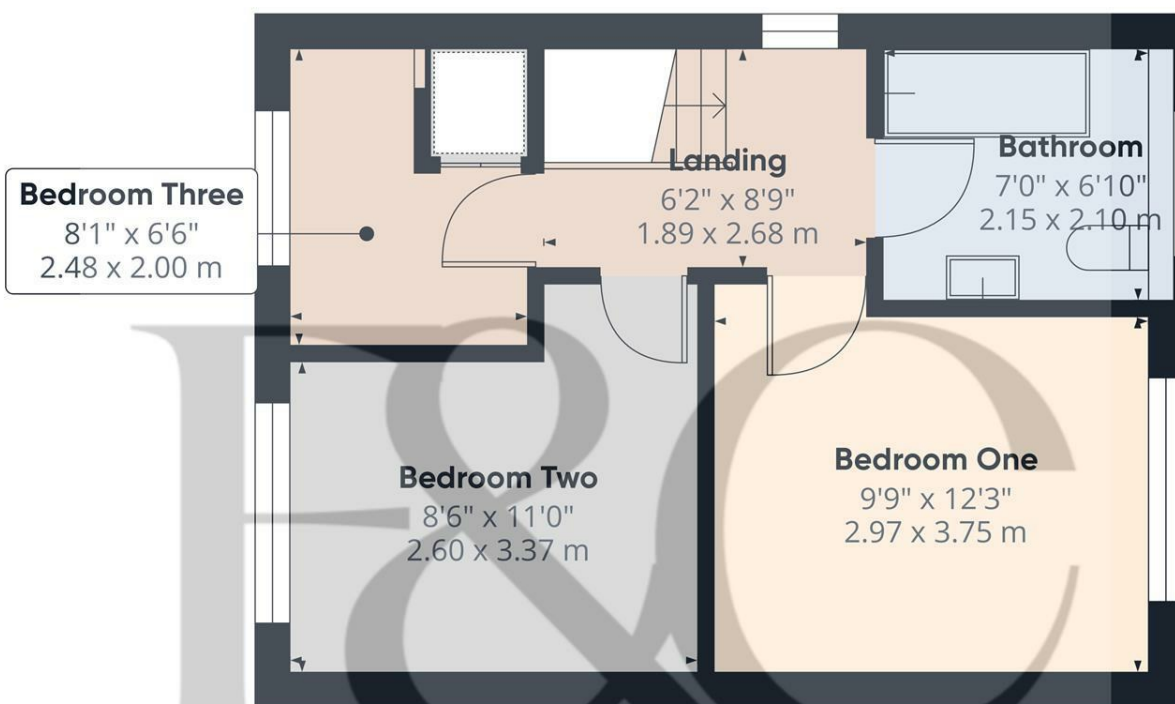
**Approximate total area<sup>(1)</sup>**  
506.66 ft<sup>2</sup>  
47.07 m<sup>2</sup>

(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 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>(1)</sup>**  
357.15 ft<sup>2</sup>  
33.18 m<sup>2</sup>

(1) Excluding balconies and terraces.


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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</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: C  
Tenure: Freehold

