

Fletcher & Company

6 Whistlestop Close, Mickleover, Derby, DE3 9DA

Offers In Excess Of £499,950

Freehold



- Ideal for Large Family
- Versatile Living Accommodation
- Entrance Hall & Fitted Guest Cloakroom
- Three Reception Rooms
- Large Open Plan Living Kitchen with Utility off
- Master Bedroom with En-Suite Shower Room & Dressing Room (Formerly Bedroom Five)
- Two Further Bedrooms sharing a Jack & Jill En-Suite Bathroom
- Further Bedroom & Bathroom
- Private Rear Garden backing onto Great Northern Line Walkway
- Driveway to Front & Single Garage





Summary

A spacious, versatile, four/five bedroom, detached residence occupying a popular cul-de-sac location on Whistlestop Close, just off Station Road, in Mickleover.

This is a fabulous opportunity to acquire a large, four/five bedroom, detached residence on a quiet cul-de-sac in Mickleover. The property is set back behind a walled fore-garden with block paved driveway providing access to a garage. There is a pleasant aspect to the front over neighbouring green. To the rear of the property is a private garden with lawn, stylish fencing and terrace. There is a pleasant backdrop of mature trees.

Internally the property is double glazed and gas central heated with entrance hall, fitted gas cloakroom, lounge with feature fireplace, family room, study, large open plan living kitchen and utility. The first floor landing leads to a master bedroom with en-suite shower room and dressing room (Please note the dressing room was formerly bedroom five and access off the landing could be reinstated), two bedrooms share a Jack and Jill en-suite and further bedroom and bathroom.

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The Location

Mickleover is a popular suburb with a busy village centre. Facilities include a large supermarket, a varied selection of independent shops, cafes, restaurants, bars, good schooling at all levels and easy access into Derby City centre with a regular bus service. There are pleasant walks in the nearby open countryside and along the Great Northern walkway which leads to Etwall and beyond.

Accommodation

Ground Floor

Entrance Hall

15'4" x 4'4" (4.69 x 1.34)

A composite entrance door with double glazed side light provides access to a spacious L-shaped hallway with staircase to first floor, useful understairs storage cupboard and central heating radiator.

Lounge

16'10" x 11'4" (5.14 x 3.47)

Featuring a fireplace with decorative surround, granite hearth and interior and living flame fitted gas fire, two central heating radiators, stylish herringbone patterned wood flooring, decorative coving and double glazed cant bay window to front.



Family Room

8'9" x 7'3" (2.69 x 2.21)

With central heating radiator, decorative coving, recessed ceiling spotlighting and double glazed window to front with bespoke shutters.



Study

15'8" x 7'8" (4.78 x 2.34)

Having a central heating radiator, decorative coving and double glazed window to front with bespoke shutters.



Large Open Plan Living Kitchen

34'9" x 8'6" (10.60 x 2.60)



Lounge/Dining Area

Featuring herringbone pattern wooden flooring, recessed ceiling spotlighting and two separate double glazed sliding patio doors to newly installed terrace.



Kitchen Area

Comprising granite worktops with tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in double oven with grill, integrated fridge, appliance space suitable for dishwasher, double glazed window to rear and door to utility room.



Utility Room

7'6" x 6'6" (2.29 x 1.99)

With granite effect worktop, tiled surrounds, appliance spaces suitable for fridge freezer, washing machine and tumble dryer, wall mounted gas fired boiler, central heating radiator, panelled and glazed door with double glazed sidelights to garden and internal door to fitted guest cloakroom.

Fitted Guest Cloakroom

6'5" x 3'1" (1.96 x 0.96)

Comprising low flush WC, wash handbasin, central heating radiator and double glazed window to side.

First Floor Landing

14'3" x 6'9" (4.36 x 2.06)

A semi-galleried landing with feature balustrade, central heating radiator and access to loft space.

Bedroom One

12'8" x 12'4" (3.87 x 3.78)

With central heating radiator, double glazed window to front offering pleasant view over neighbouring green and door to en-suite.



En-Suite Shower Room

8'7" x 3'6" (2.63 x 1.09)

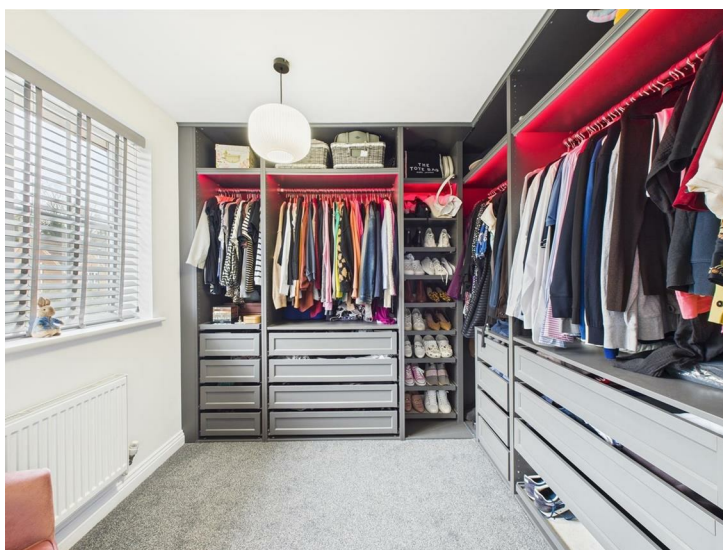
Tiled with a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to side.



Dressing Room

8'7" x 8'5" (2.64 x 2.57)

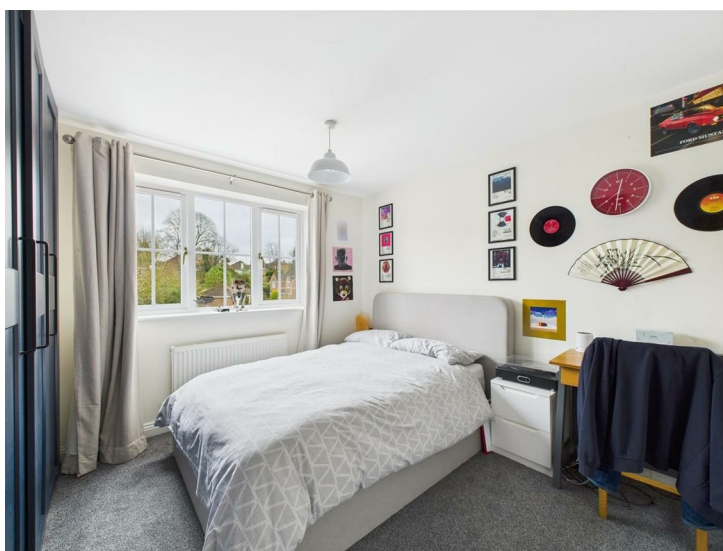
Fitted with shelving and hanging rails, central heating radiator and double glazed window to front.



Bedroom Two

10'6" x 8'11" (3.21 x 2.74)

With central heating radiator, built-in wardrobe and double glazed window to front with views over the neighbouring green.



Jack & Jill Bathroom

7'11" x 5'0" (2.42 x 1.53)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, shower cubicle, stylish central heating radiator and recessed ceiling spotlighting.



Bedroom Three

10'1" x 8'6" (3.09 x 2.60)

With central heating radiator, built-in wardrobe and double glazed window to rear offering pleasant backdrop over Great Northern railway pathway.



Bedroom Four

11'9" x 8'0" (3.59 x 2.45)

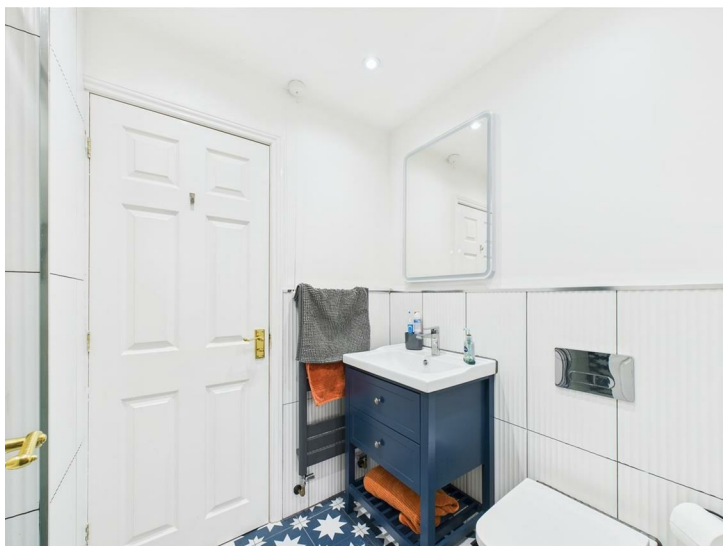
Having a central heating radiator, built-in wardrobe and double glazed window to rear with pleasant backdrop of mature trees.



Bathroom

8'0" x 6'5" (2.46 x 1.96)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator and double glazed window to rear.

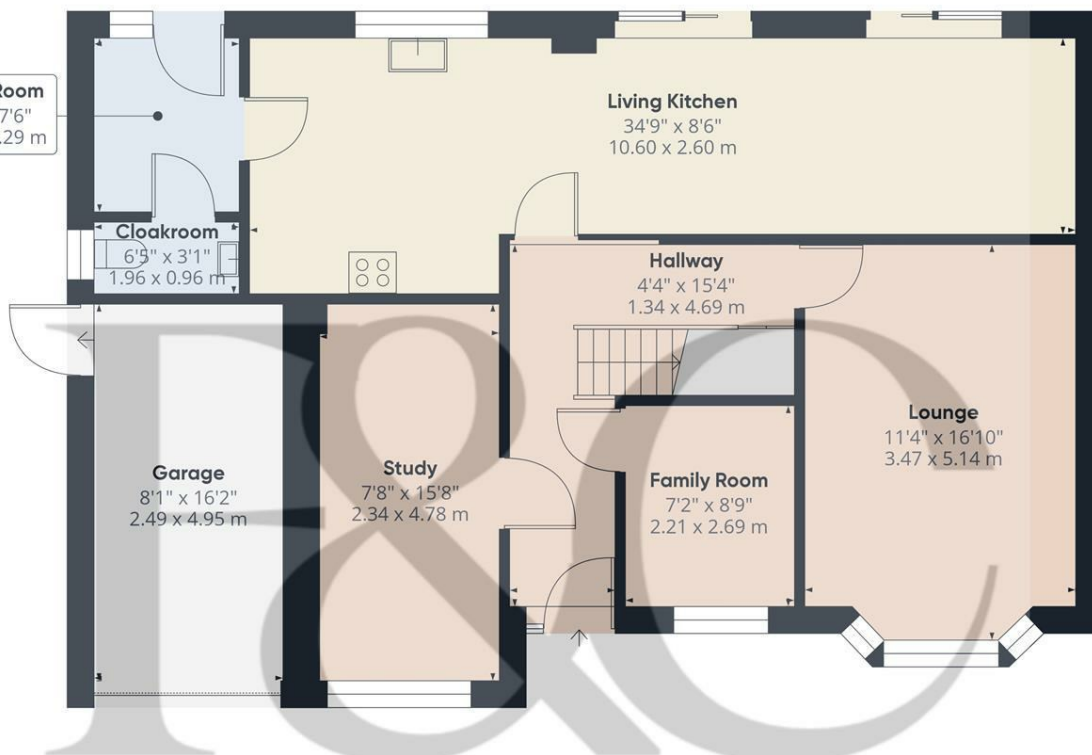


Outside

To the rear of the property is a greatly improved, very private garden with terrace, lawn and herbaceous borders with stylish horizontal trellis fencing and a backdrop of mature trees. To the front of the property is a walled fore-garden with block paved driveway providing ample off-road parking and access to an integral single garage.



Council Tax Band F



Floor 0

Approximate total area⁽¹⁾

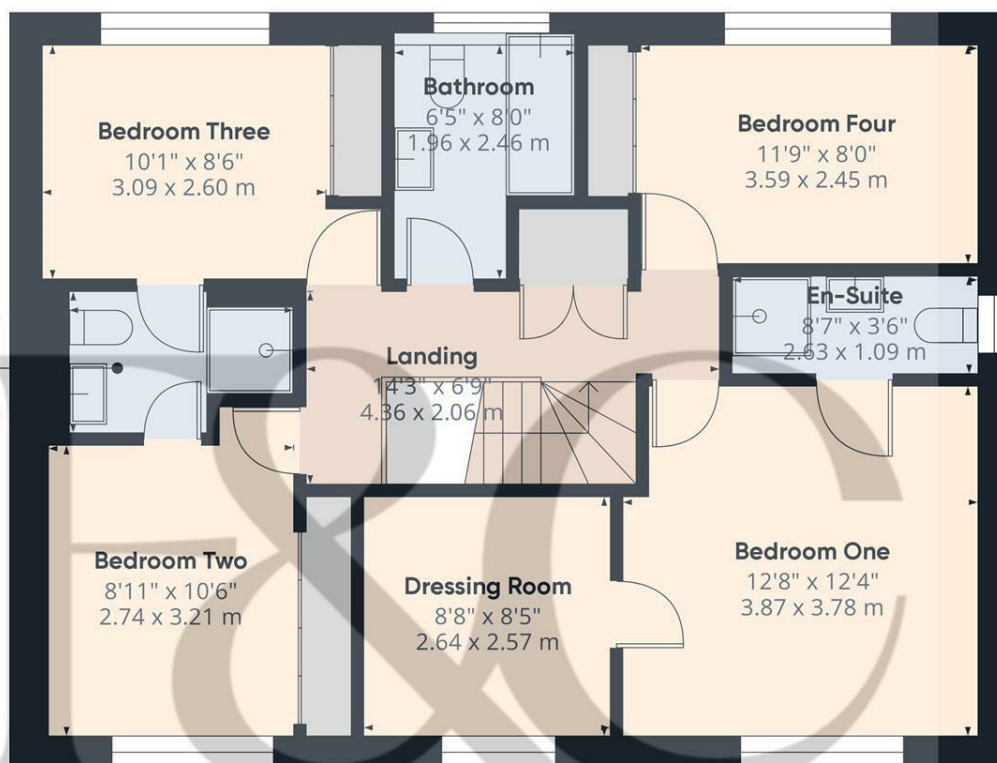
1028.17 ft²
95.52 m²

(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 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⁽¹⁾

721.93 ft²
67.07 m²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 71 | |
| (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 | |

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Council Tax Band: F
Tenure: Freehold

