

Fletcher & Company

311 Uttoxeter Road, Mickleover, Derby, DE3 9AH

£425,000

Freehold



- Easy Access to Derby Royal Hospital
- Good Size Plot
- Porch, Hall & Fitted Guest Cloakroom
- Lounge & Dining Room
- Kitchen, Utility & Lean To/Conservatory
- Principle Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Ample Car Standing/Driveway & Garage
- Pleasant, South Facing Rear Garden
- Excellent Range of Amenities





Summary

A traditional, four bedroom, detached residence occupying highly convenient location on Utttoxeter Road in Mickleover.

This is a traditional, four bedroom, detached residence occupying an elevated position off Utttoxeter Road in Mickleover. The plot affords ample frontage with lawn, well-stocked borders and driveway down the side of the property to a garage. To the rear of the property is a very pleasant garden featuring lawn and two seating areas. Internally the property benefits from porch, entrance hall, fitted guest cloakroom, spacious lounge with feature fireplace, separate dining room, lean to/conservatory and fitted kitchen with utility off. The first floor landing leads to a principle bedroom with en-suite shower room, three further bedrooms and a bathroom.

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The Location

The property's location in Mickleover gives easy access to the Royal Derby Hospital, Kingsway retail park, excellent transport links and the centre of Mickleover offering a range of amenities including a varied selection of shops, restaurants, bars and a regular bus service along Uttoxeter Road into Derby City centre. There is also excellent schooling in the area including the noted Littleover Community School.

Accommodation

Ground Floor

Porch

4'9" x 3'9" (1.45 x 1.16)

A multi-paned entrance door provides access to porch with tiled floor.

Fitted Guest Cloakroom

5'11" x 3'9" (1.82 x 1.16)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath and double glazed and leaded window to rear.

Entrance Hall

11'11" x 9'4" (3.65 x 2.86)

Having a central heating radiator, feature exposed wooden floorboards, understairs storage cupboard, staircase to first floor, picture rail and double glazed and leaded window to side.



Dining Room

13'5" x 11'10" (4.10 x 3.63)

Comprising a central heating radiator, picture rail, stripped wooden floorboards and double glazed and leaded box bay window to front.



Lounge

18'9" x 11'10" (5.74 x 3.61)

Featuring a fireplace with decorative surround, granite hearth and cast iron interior, central heating radiator, stripped wooden floorboards, picture rail, double glazed window to side and matching box bay window to rear.



Kitchen

11'10" x 10'11" (3.63 x 3.34)

Comprising granite effect worktops with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for electric cooker, central heating radiator, recessed ceiling spotlighting and door to utility room.



Utility Room

6'2" x 3'10" (1.89 x 1.19)

Comprising granite effect worktops with tiled surrounds, cupboards, appliance spaces suitable for tumble dryer and fridge freezer and double glazed window to side.

Lean To

13'8" x 6'10" (4.18 x 2.10)

A timber framed construction giving access to garden and internal door giving access to second utility room.



Utility Room Two

With plumbing for washing machine and boiler (installed four years ago)

First Floor Landing

12'10" x 2'10" (3.93 x 0.88)

Having feature wood panelling, picture rail and access to loft space.

Bedroom One

13'3" x 11'10" (4.06 x 3.63)

With central heating radiator and double glazed and leaded window to rear.



En-Suite Shower Room

7'7" x 2'10" (2.32 x 0.87)

Appointed with a low flush WC, wash handbasin, shower cubicle and double glazed and leaded window to rear.

Bedroom Two

10'10" x 8'7" (3.32 x 2.62)

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



Bedroom Three

12'0" x 8'2" (3.67 x 2.49)

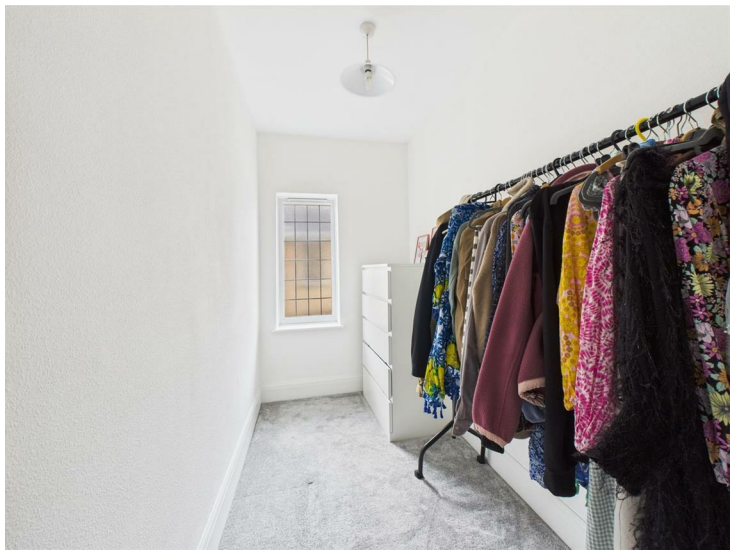
Having a central heating radiator and double glazed and leaded window to front.



Bedroom Four

8'10" x 4'11" (2.71 x 1.51)

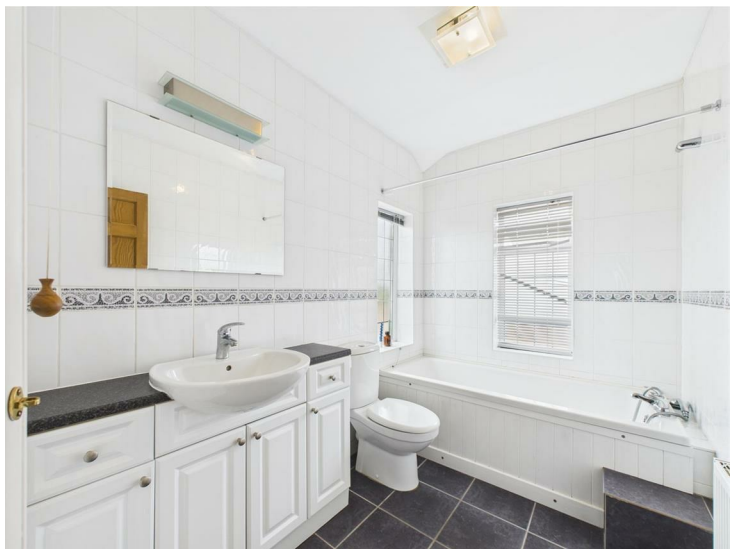
Having a double glazed and leaded window to side.



Bathroom

8'6" x 5'10" (2.60 x 1.79)

Fully tiled with a white suite comprising low flush WC, a vanity unit with wash handbasin and cupboard beneath, panelled bath, central heating radiator and double glazed windows to side and front.



Outside

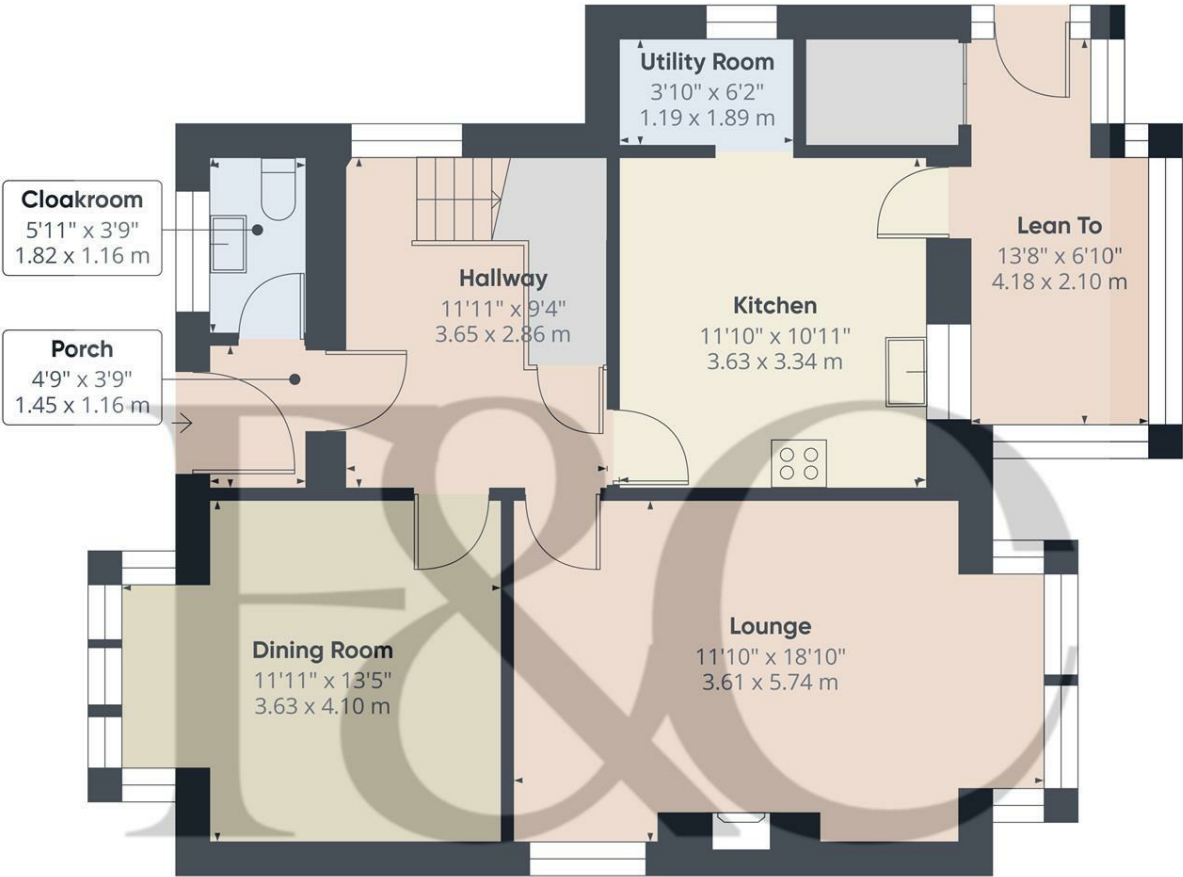
To the rear of the property is a pleasant, south facing garden with lawn, patio area, steps leading up to a terrace with further outdoor dining space, gravelled herbaceous borders containing plants and shrubs, mixed hedging and space to the side ideal for a timber shed.

The property occupies a fabulous position, elevated from Uttoxeter Road, set up behind a lawned fore-garden with well stocked borders and driveway culminating in ample car standing spaces. There is access down the side to a detached single garage.



Council Tax Band E





Floor 0

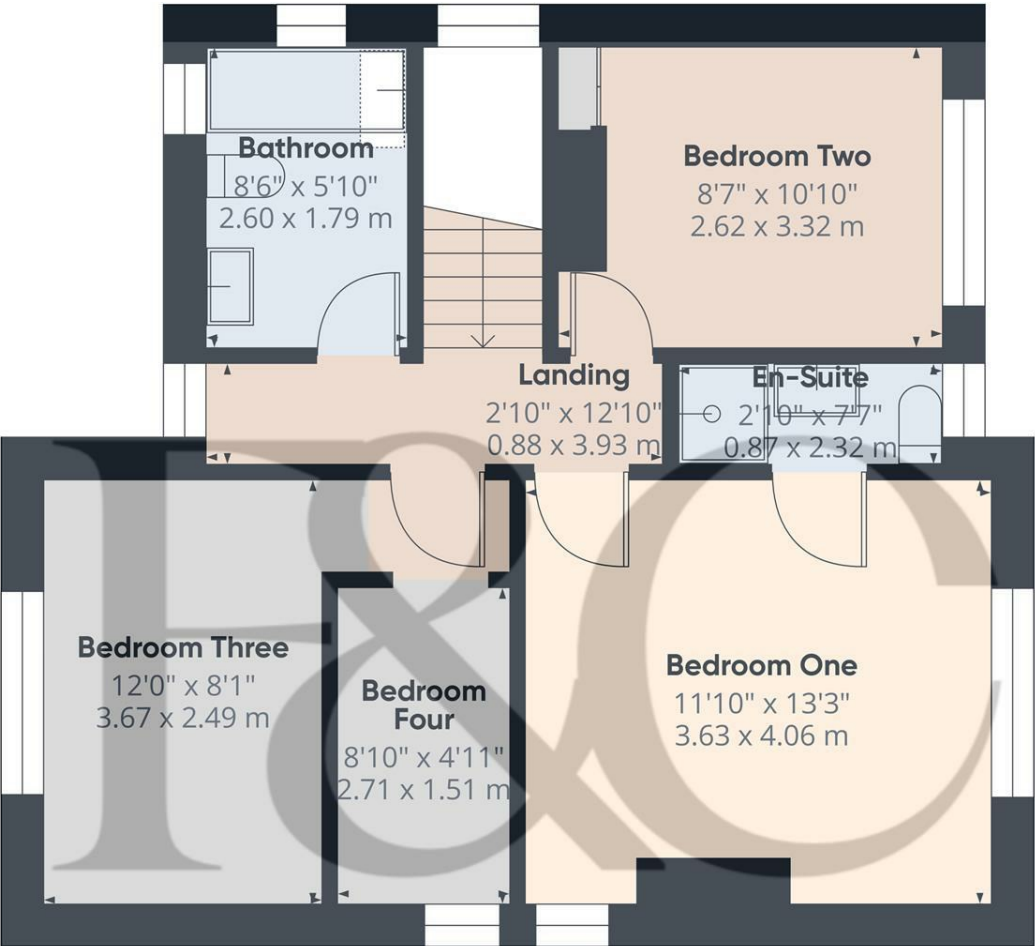
Approximate total area^m
776 ft²
72.2 m²

(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^m
519 ft²
48.3 m²

(1) Excluding balconies and terraces

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	