

Fletcher & Company

2A Park Road, Mickleover, Derby, Derbyshire, DE3
0EL

Offers Around £450,000

Freehold



- Ideal Family Home
- Superbly Presented Throughout
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge with Views Over Garden
- Separate Dining Room & Breakfast Kitchen
- Principle Bedroom with an Excellent Range of Fitted Furniture & En-Suite Shower Room
- Three Further Good Size Bedrooms & Bathroom
- Fabulous Private Rear Garden
- Extensive Driveway
- Integral Garage





Summary

This is a superbly located, four bedroom, detached residence ideal for a family looking for a popular suburb location offering a superb range of amenities.

The property is double glazed and gas central heated with accommodation comprising entrance hall, fitted guest cloakroom, spacious lounge overlooking the rear garden, separate dining room and breakfast kitchen. The first floor landing leads to a principle bedroom with an excellent range of fitted furniture including wardrobes, storage cupboards, bedside cabinets and dressing table and a well-appointed shower room plus three further good sized bedrooms and a bathroom.

To the rear of the property is a fabulous garden ideal for entertaining with a stone patio/terrace immediately accessible from both the lounge and kitchen. This continues to a feature circular lawn and a fabulous range of well-established borders. To the front of the property is a good sized driveway providing ample off-road parking and access to a garage.

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The Location

The property's position in Mickleover affords very easy access to an excellent range of amenities including doctor surgery, library, primary school, secondary school, large supermarket, a further selection of shops, cafes, real ale pubs, petrol station, regular bus service into Derby City centre and easy access to nearby transport links.

Accommodation

Ground Floor

Entrance Hall

21'10" x 3'9" (6.66 x 1.15)

A UPVC double glazed and leaded entrance door provides access to spacious L-shaped entrance hall with central heating radiator, feature panelled wall, recessed ceiling spotlighting and staircase to first floor with understairs storage cupboard.



Fitted Guest Cloakroom

5'10" x 3'3" (1.78 x 1.00)

Appointed with a low flush WC, wash handbasin, wood panelled wall, chrome towel radiator and double glazed window to side.

Spacious Lounge

18'2" x 13'6" (5.54 x 4.12)

A light and airy room courtesy of double glazed windows to one side elevation, French doors to the other and sliding patio doors offering views over and access to the garden, two stylish period heating radiators, TV aerial point and decorative coving.



Dining Room

12'8" x 9'7" (3.87 x 2.93)

Having a central heating radiator, decorative coving and double glazed and leaded windows to front and side.



Breakfast Kitchen

11'11" x 11'0" (3.64 x 3.36)

Comprising an L-shaped, oak effect preparation surface with matching upstands, inset one and a quarter ceramic sink unit with mixer tap, boiling hot water tap and filtered cold water, stylish fitted base cupboards and drawers, complementary wall mounted cupboards with underlighting, appliance space suitable for fridge freezer, inset four plate gas hob with built-in oven beneath and extractor hood over, integrated dishwasher and microwave, stylish floor to ceiling central heating radiator and double glazed French doors to fabulous garden.



First Floor Landing

18'1" x 3'10" (5.53 x 1.18)

A semi-galleried landing with feature balustrade, central heating radiator, wood panelled wall, access to loft space, double glazed window to side and double glazed and leaded window to front.



Principle Bedroom

13'3" x 12'2" (4.06 x 3.73)

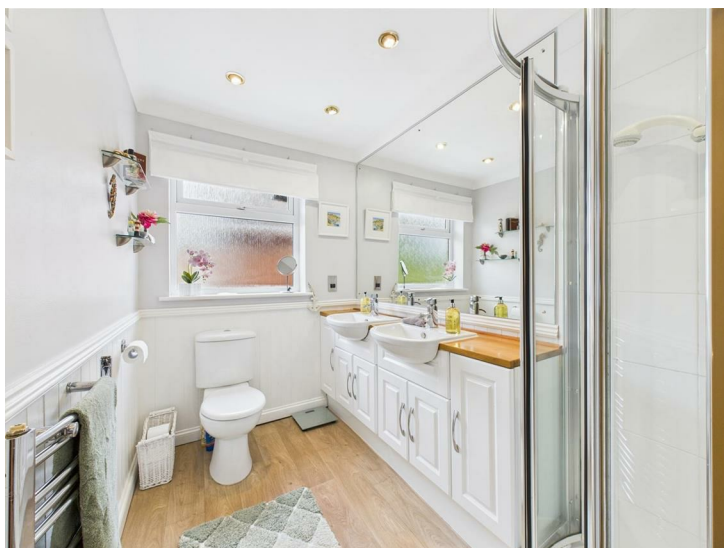
Featuring an excellent range of bespoke fitted furniture including wardrobes, overhead storage, bedside cabinets and dressing table, central heating radiator, decorative coving, double glazed windows to side and rear both with bespoke shutters and door to stylish en-suite shower room.



Stylish En-Suite Shower Room

8'11" x 5'5" (2.73 x 1.67)

Partly wood panelled with a white suite comprising low flush WC, vanity unit with twin wash handbasins and useful storage beneath, shower cubicle, chrome towel radiator, recessed ceiling spotlighting, decorative coving and double glazed window to side.



Bedroom Two

11'9" x 10'11" (3.60 x 3.33)

Having a central heating radiator, fitted wardrobes, decorative coving and double glazed window to rear.



Bedroom Three

12'9" x 9'7" (3.89 x 2.93)

With central heating radiator, decorative coving and double glazed and leaded windows to front and side.



Bedroom Four

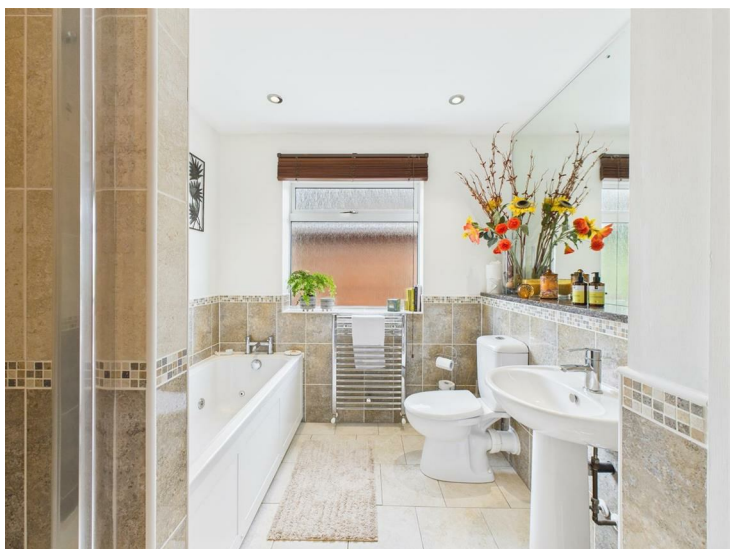
9'9" x 9'6" (2.99 x 2.91)

With central heating radiator, decorative coving and double glazed window to front.

Principle Bathroom

9'2" x 7'0" (2.80 x 2.15)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, jacuzzi bath, separate shower cubicle with Bristan shower, chrome towel radiator, recessed ceiling spotlighting, fitted mirror, airing cupboard housing the hot water cylinder and double glazed window to side.



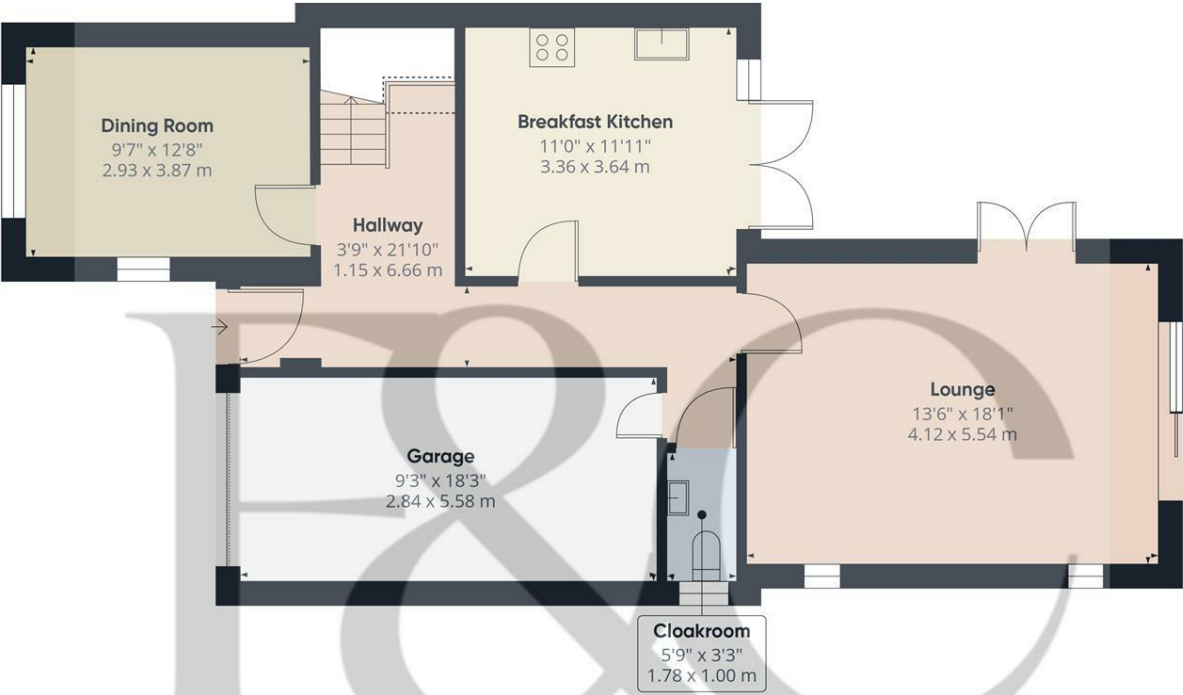
Outside

The property occupies an impressive plot in the heart of Mickleover village centre. Set back behind an extensive tarmac driveway providing ample off-road parking for at least three vehicles. Having a low maintenance fore-garden, integral garage with power and lighting, ornamental and ambient lighting and gated access to the rear of the property.

To the rear of the property is a very pleasant and private garden which is retained by a combination of timber fencing and attractive brick walling. The centrepiece is a circular lawn with block paved edge as well as gravelled borders, stone pathways, well-planted flower beds and a superb seating area immediately off the lounge and kitchen with raised wood edged border and ornamental pond. The rear garden is a true asset to the sale and must be seen to be fully appreciated.







Floor 0

Approximate total area[®]
867 ft²
80.6 m²

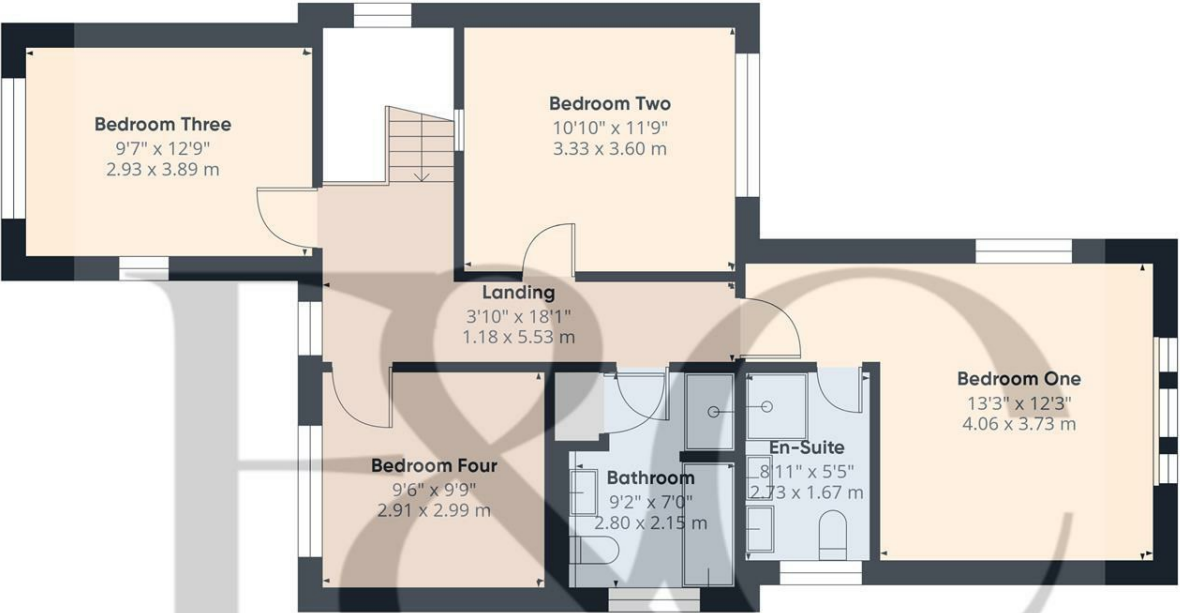
Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]
764 ft²
71 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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: D
Tenure: Freehold

