



3 Bed House - End Town House

16 Starflower Way, Mickleover, Derby DE3 0BS

Offers Around £269,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stylish Three Storey End Townhouse
- Beautifully Presented
- Spacious & Versatile Accommodation
- Open Plan Living/Dining Room & Conservatory
- Well Appointed Kitchen with Integrated Appliances
- Three Bedrooms
- Family Bathroom & Two Shower Rooms
- Pleasant Garden
- Double Width Driveway
- Integral Garage

A truly immaculate and improved modern three storey end town house situated in the sought after locality of Mickleover. Built by Miller Homes, this most attractive end townhouse has been presented to a stylish theme and offers versatile and spacious living accommodation over three floors.

This property is one of the larger properties of this style in the area and has recently had the addition of a conservatory.

The accommodation has the benefit of gas central heating, UPVC double glazing and in brief comprises, entrance hallway, ground floor shower room, utility room, bedroom three leading to a conservatory. The first floor landing leads to an impressive open plan living room with dining area and kitchen with Neff integrated appliances, second floor leads to master bedroom with en-suite shower room, bedroom two and a family bathroom.

There is a delightful landscaped enclosed garden to the rear with patio, area laid to lawn and is enclosed by a fence panelled boundary.

A double width driveway leading to a single integral garage.

The Location

Mickleover is an extremely popular residential suburb of Derby approximately 4 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

Accommodation

Ground Floor

Entrance Hall

Entrance through Regency panelled entrance door, coving to ceiling, central heating radiator, grey wood grain effect flooring, under stairs storage cupboard and stair case to first floor . Doors off the hallway leading to the shower room wc, utility room, bedroom three/study and garage.

Shower Room/WC

10'0" x 2'11" (3.07 x 0.89)

Fitted with cream three piece suite comprising: low flush wc, pedestal wash hand basin, single width shower cubicle with mains fed chrome shower over, folding glass shower screen, ceramic tiled splash backs, central heating radiator, extractor fan and upvc obscure double glazed window to front elevation.

Utility Room

8'7" x 6'7" (2.64 x 2.01)

Fitted with a range of beech shaker style wall and base units, roll edged laminated work surfaces over with inset stainless steel sink drainer unit with chrome hot and cold mixer tap, ceramic tiled splash backs, appliance space with plumbing for automatic washing machine, wall mounted gas central heating boiler concealed in wall mounted cupboard, ceramic tiled flooring, central heating radiator and upvc double glazed door giving access to rear garden.



Bedroom Three

12'2" x 8'3" (3.71 x 2.54)

Fitted with central heating radiator, TV point, telephone point and upvc double glazed French doors leading to the conservatory.



Conservatory

8'7" x 6'9" (2.64 x 2.08)

Built of brick base wall construction with tinted glass double glazed roof, UPVC double glazed windows and UPVC door to the side leading to the rear garden.



First Floor

Landing

Fitted with central heating radiator, door to the open plan living dining room and staircase leading through to the second floor landing.

Superb Open Plan Living Kitchen/Dining Room

29'9" x 15'5" reducing to 8'5" (9.07 x 4.72 reducing to 2.57)
Overall measurement for open plan area.



Lounge Area

Being a light and open space and tastefully decorated with coving to ceiling, central heating radiator, TV point, telephone point and upvc double glazed french doors doors to Juliette balcony to front elevation.



Dining Area

Fitted with central heating radiator and upvc double glazed french doors to Juliette balcony to rear aspect and open plan access to the kitchen area.



Kitchen Area

Fitted with a range of beech shaker style wall, base and drawer units with roll edged laminated work surfaces over, with inset stainless steel sink drainer, chrome hot and cold mixer tap, ceramic tiled splash backs, Neff stainless steel four burner gas hob with matching stainless steel splash back and chimney style extractor hood over, Neff integrated electric fan assisted oven, appliance space with plumbing for dishwasher, integrated fridge, ceramic tiled floor, recessed halogen downlighters in the ceiling and upvc double glazed window to rear elevation.



Second Floor

Landing

Having carpet to flooring, turned spindle balustrade and access to airing cupboard.

Master Bedroom

13'3" plus wardrobes x 12'4" (4.06 plus wardrobes x 3.76)
Fitted with built in wardrobes with sliding doors giving ample hanging rail and shelving space, TV point, telephone point, central heating radiator and upvc double glazed window to front elevation.



En-Suite Shower Room

8'7" x 5'1" (2.62 x 1.55)

Fitted with a three piece suite comprising; low flush wc, pedestal wash hand basin with chrome hot and cold mixer tap, double width shower cubicle with glass folding shower screen, chrome mains fed shower over, complementary ceramic tile splash backs and central heating radiator.

Bedroom Two

12'5" plus wardrobes x 8'7" (3.81 plus wardrobes x 2.62)
Fitted with built in wardrobe with sliding doors giving ample hanging rail and shelving space, TV point, central heating radiator and upvc double glazed window to rear elevation.



Bathroom

8'11" x 6'7" (2.74 x 2.01)

Fitted with a three piece suite comprising; low flush wc, pedestal wash hand basin, panelled bath, ceramic tiled splash backs, central heating radiator and upvc double glazed window to rear elevation.



Outside

Frontage & Driveway

To the front of the property is tarmac driveway with car standing space for up to four cars leading to a single integral garage. To the side of the property is pathway leading to bin storage area and the enclosed rear garden.

Single Integral Garage

16'11" x 8'5" (5.16 x 2.57)

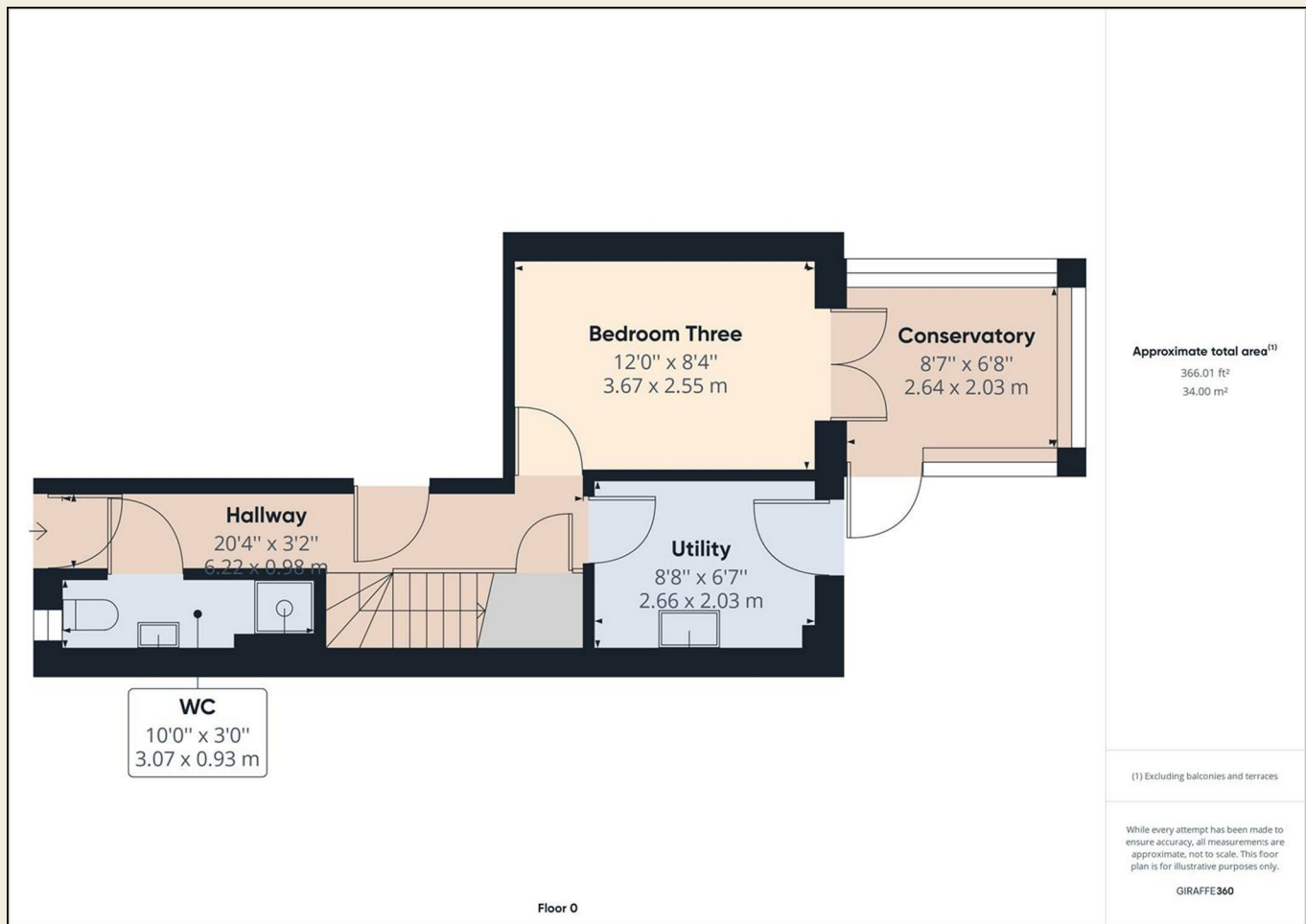
Fitted with up and over door and power and light has access to electric, gas and water meters.

Enclosed Rear Garden

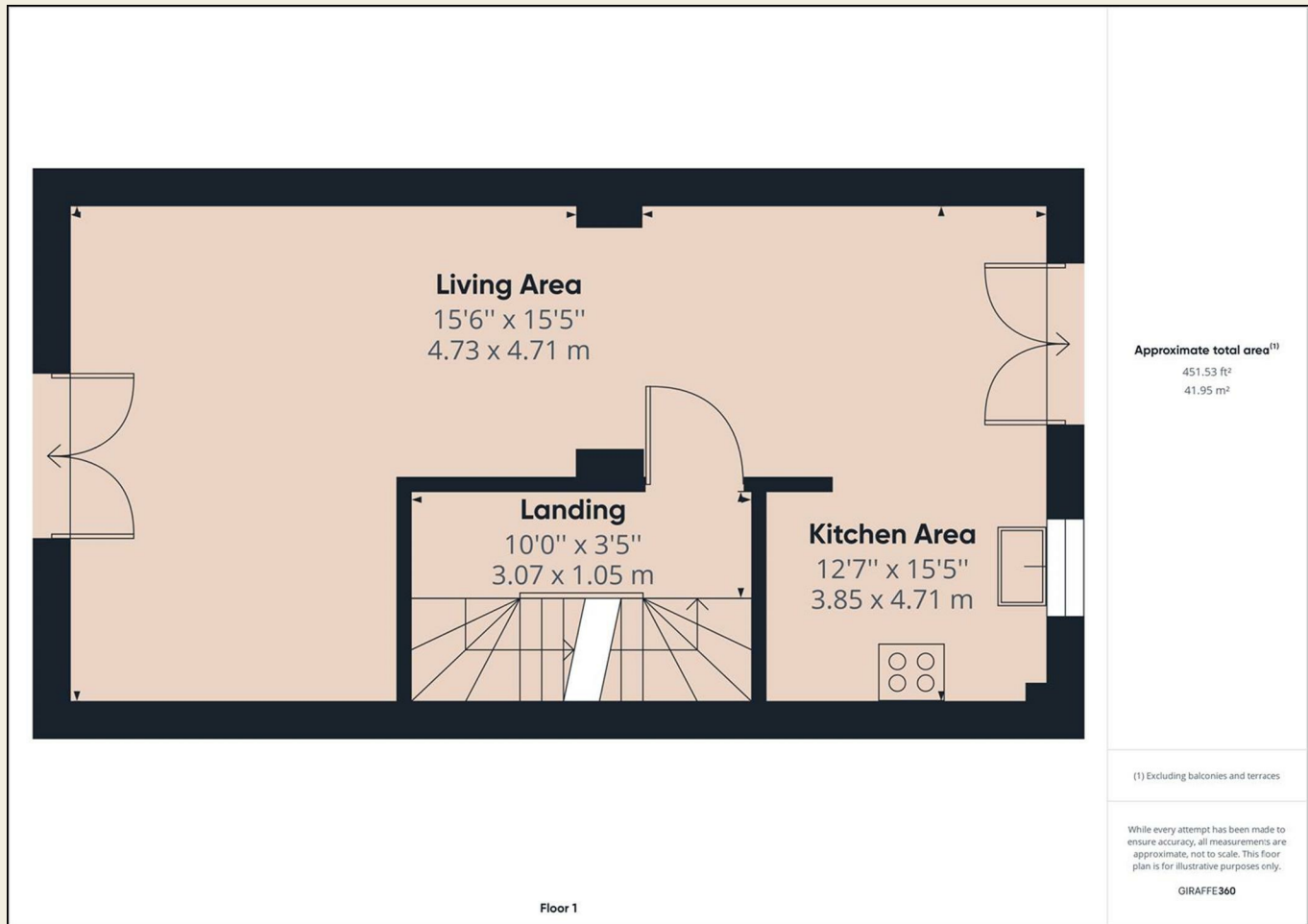
To the rear of the property is a fully enclosed garden with timber fence panelled boundary. There is a concrete paved patio area, lawn area with planting borders and a further rear patio area.



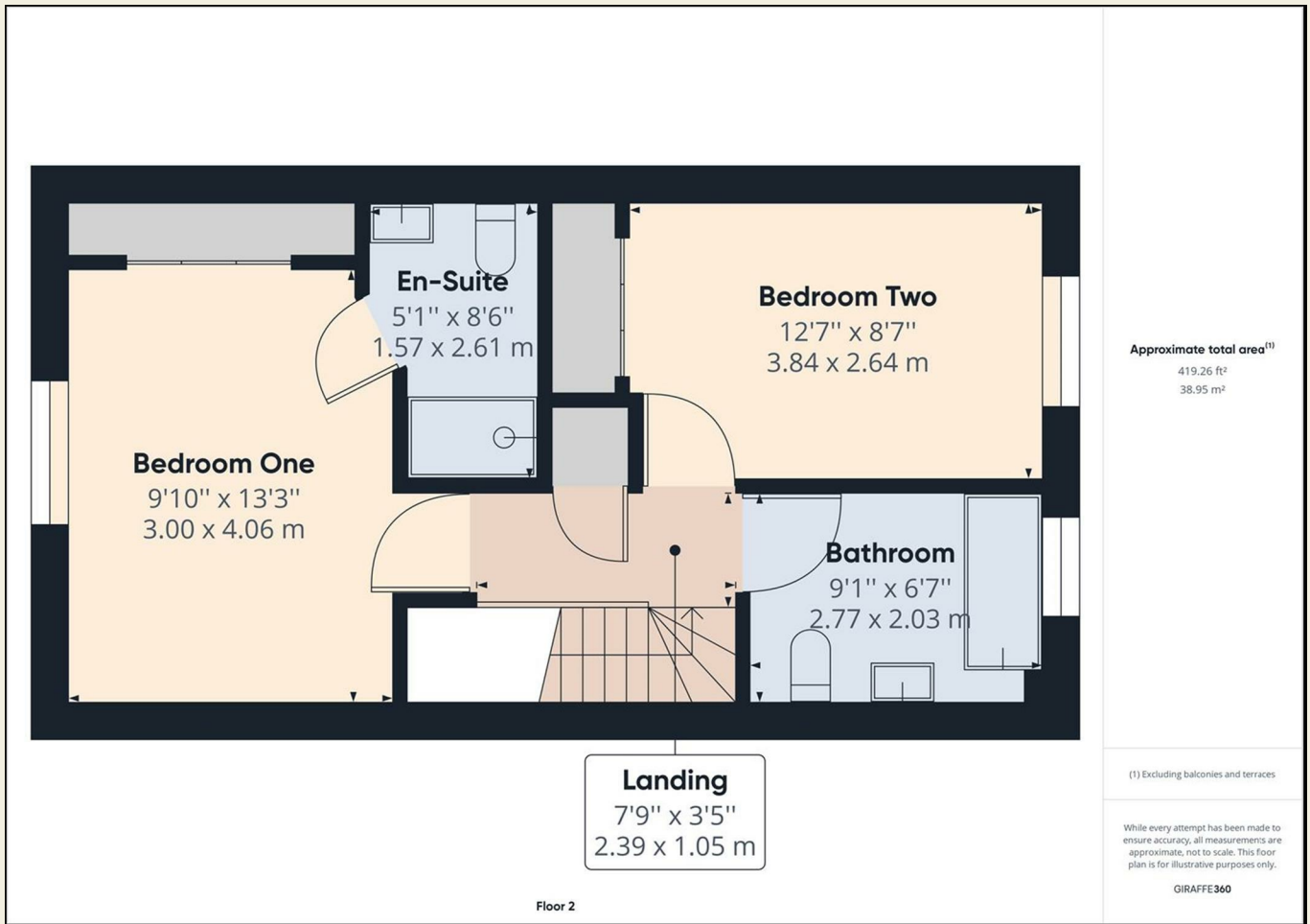
Council Tax Band D - Derby



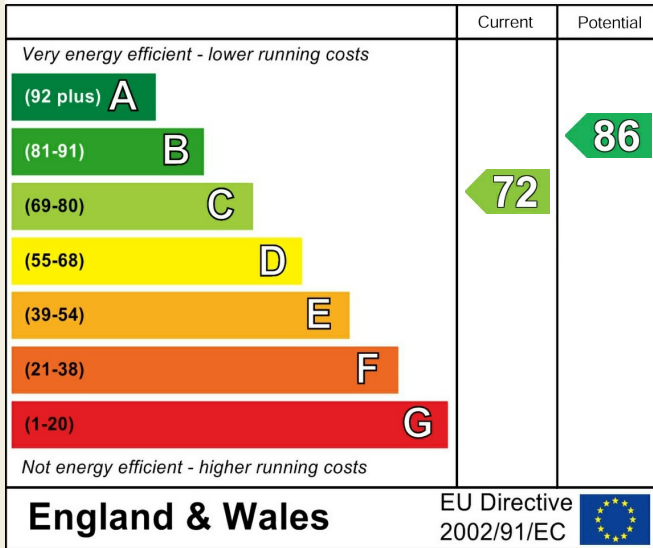
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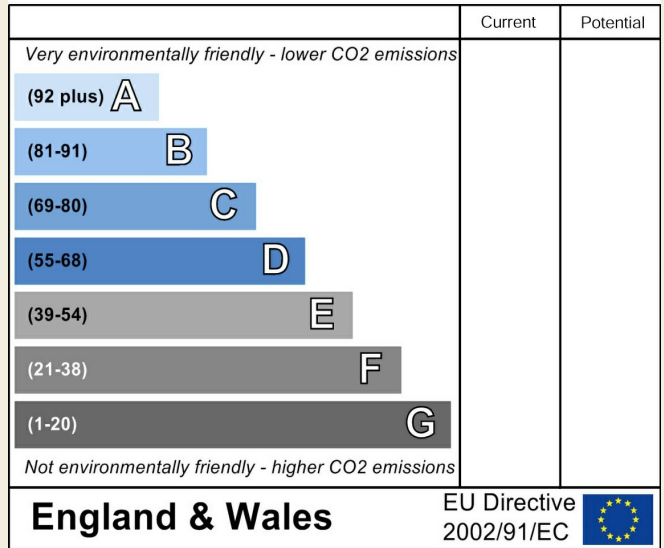
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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