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Uttoxeter Road, Mickleover, Derby

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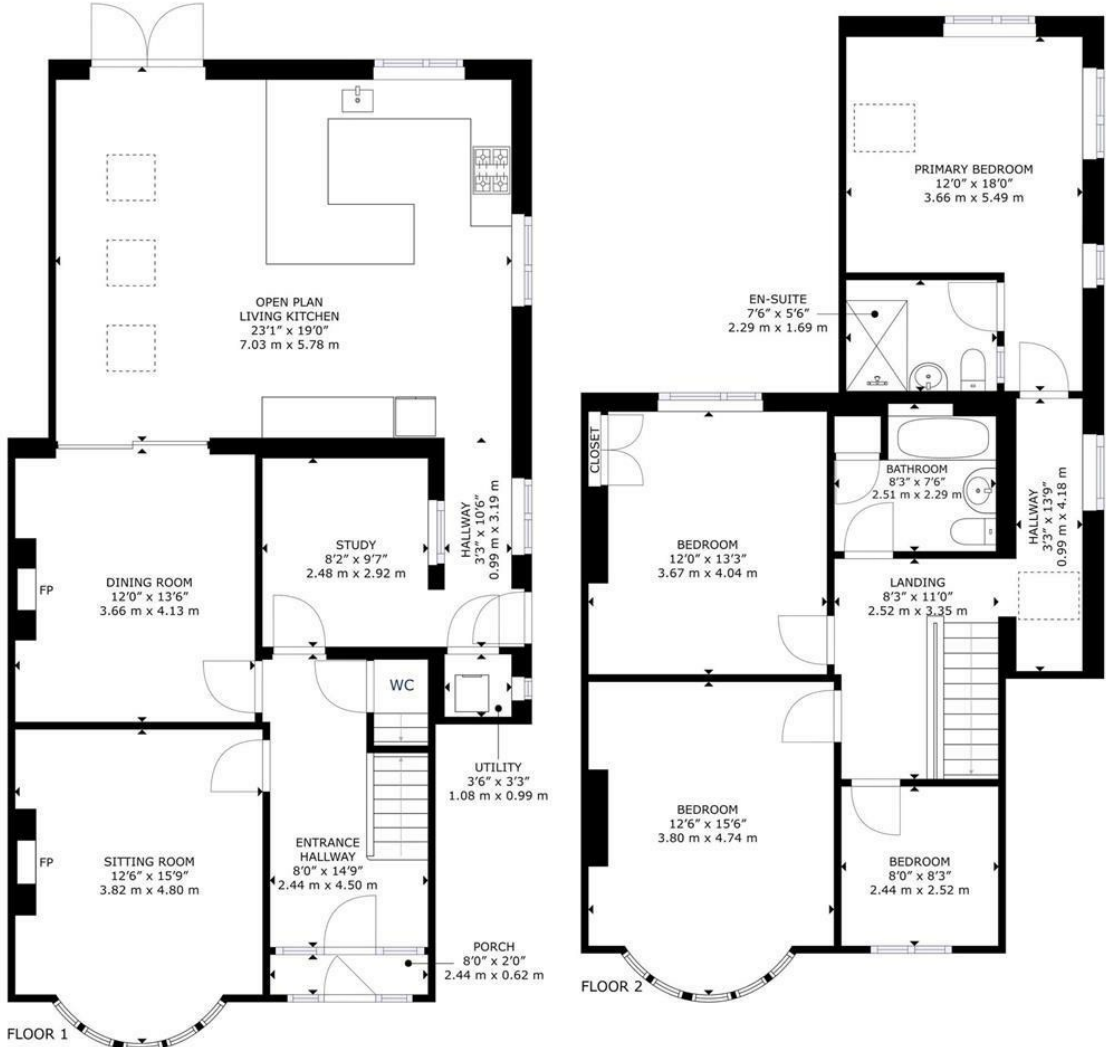
Uttoxeter Road, Derby, DE3 9GE

Price £399,950





# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 1,086 sq. ft, 101 m<sup>2</sup>, FLOOR 2: 870 sq. ft, 81 m<sup>2</sup>  
 TOTAL: 1,956 sq. ft, 182 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











SPACIOUS EXTENDED HOME WITH SUPERB OPEN PLAN LIVING KITCHEN - An extended and much improved, four bedroom 1930's style semi-detached family home that benefits from a generous double storey extension to the side and rear and offers over 1900 square feet of living accommodation. The extension includes a most impressive 23ft x 19ft contemporary open plan living kitchen with Miele integrated appliances. The positioned is within this highly sought after location within easy walking distance of Mickleover village centre, its excellent local amenities and also the Royal Derby Hospital.

The property really has to be viewed internally to appreciate the generous room proportions on offer. The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance porch, entrance hallway, downstairs wc, sitting room with bay window, dining room, study, superb open plan living kitchen and a utility room. The first floor landing leads to four bedrooms and contemporary bathroom. The spacious primary bedroom also has the benefit of a contemporary en-suite shower room.

Outside, the property is set back from the road a generous tarmac driveway with space for around six cars and a front garden. There is gated access to the side leading to an extensive enclosed landscaped rear garden with patio area and generous lawn.

- Spacious Extended 1930's Built Semi-Detached Home
- Sought after Location close to Centre of Mickleover
- Sitting Room with Bay Window & Separate Dining Room
- Four Bedrooms & Contemporary Bathroom
- Generous Driveway & Frontage - Extensive Enclosed Rear Garden
- Double Storey Extension - Over 1900 Square Feet of Living Accommodation
- Porch, Entrance Hall, WC, Study & Utility
- Most Spacious Open Plan Living Dining Kitchen with Miele Integrated Appliances
- Primary Bedroom with Contemporary En-Suite Shower Room
- Close to Excellent Amenities & The Royal Derby Hospital













## LOCALITY & AMENITIES

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including supermarket and a general range of shops, several public houses and restaurants. This property is located within walking distance from the Royal Derby Hospital.

Leisure facilities include Mickleover Golf Course (a short distance from the property) and excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway.

## THE ACCOMMODATION

### GROUND FLOOR

#### Porch

Entrance through uPVC double glazed doorway into the porch with matching side panelled windows and arched window above.

#### Spacious Entrance Hallway

14'9 x 8'0 (4.50m x 2.44m)

Entrance through a beautiful traditional panelled doorway with obscure glazed inset window with leaded and stained glass, matching side panelled windows and beautiful stained glass windows above. Fitted with central heating radiator, telephone point, wooden picture rail, smoke alarm, panelled doors giving access through to the lounge, dining room, study and downstairs WC.

#### Downstairs WC

Fitted with a two-piece white suite comprising low level WC with chrome push button flush, mini ceramic wash hand basin with chrome Monoblock mixer tap, metro style tiled splashback and tile effect floor.

#### Sitting Room

15'9 into bay x 12'6 (4.80m into bay x 3.81m)

Beautiful cast iron fireplace with granite hearth, grey painted wood surround, central heating radiator, TV point, wooden picture rail, coving to ceiling and uPVC double glazed bay window to the front elevation.

#### Dining Room

13'6 x 12'0 (4.11m x 3.66m)

Fitted with a feature stone effect fireplace with marble hearth and back plate, inset coal effect living flame gas, wooden picture rail, central heating radiator and double glazed sliding patio doors giving access through to the:

#### Study

9'7 x 8'2 (2.92m x 2.49m)

Fitted with built-in desk unit with a solid wood block work surface over, grey wood grain effect vinyl flooring, central heating radiator, internal single glazed window, built-in shelving, open archway leading through to a side hallway area

#### Superb Open Plan Living Kitchen

23'1 x 19'0 (7.04m x 5.79m)

#### Living Area

Fitted with central heating radiator, angled roof, three Velux double glazed windows to the side elevation, uPVC double glazed French doors opening out onto the rear garden and feature angled uPVC double glazed window above.

#### Kitchen Area

Fitted with a range of two-tone high gloss grey tall cupboards and white high gloss base cupboards both with handleless design. Two tone work surface with grey resin work top has stainless steel sink unit with resin cover above, chrome Monobloc mixer tap and ceramic tiled splashbacks. Integrated Miele Induction hob with Elica black glass extractor unit over. Integrated low level fridge and integrated Miele dishwasher, pull out drawer units and pan drawers. Breakfast bar area has beautiful copper effect laminated work top. There is a bank of tall cupboards with grey high gloss units housing two integrated Miele stainless steel electric ovens, warming drawer, and integrated Miele coffee machine. Tiled floor, recessed LED downlighters, smoke alarm, uPVC double glazed windows to the rear and side elevations. Open archway access leading through to the:

#### Side Hallway

Fitted with tiled floor, central heating radiator, recessed LED downlighters, uPVC double glazed window to the side elevation and obscure glazed door to side pathway.

#### Utility Room

3'6 x 3'3 (1.07m x 0.99m)

Fitted with uPVC double glazed window to the side elevation, central heating radiator, built in shelving and plumbing for the automatic washing machine.

### FIRST FLOOR

Staircase leading to the first floor landing from the entrance hallway.

#### Landing

Fitted with smoke alarm, loft access and panelled doors providing access to three bedrooms and bathroom. Open archway and passageway access leading through to the primary bedroom suite with Velux double glazed window above, recessed LED downlighters, central heating radiator and uPVC double glazed window to the side elevation. Doorway leading into the:

#### Primary Bedroom

18'0 maximum x 12'0 (5.49m maximum x 3.66m)

Fitted with central heating radiator, loft access, Velux double glazed window to the side elevation, two uPVC double glazed windows to the side elevation and uPVC double glazed window to the rear elevation.

#### Contemporary En-Suite Shower Room

7'6 x 5'6 (2.29m x 1.68m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin with chrome Monoblock mixer tap, double width walk-in shower with glazed shower screen, wall mounted matt finish shower attachment with recessed shower controls, rain shower head above, extractor fan, recessed LED downlighters, tile effect floor, modern chrome ladder style heated towel rail and internal obscure uPVC double glazed window.

#### Bedroom Two

15'6 into bay x 12'6 (4.72m into bay x 3.81m)

Fitted with central heating radiator and uPVC double glazed bay window to the front elevation.

#### Bedroom Three

13'3 x 12'0 (4.04m x 3.66m)

Fitted with built-in wardrobes, cupboards, wooden picture rail and uPVC double glazed window to the rear elevation.

#### Bedroom Four

8'0 x 8'3 (2.44m x 2.51m)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

#### Contemporary Bathroom

8'3 x 7'6 (2.51m x 2.29m)

fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin with chrome Monobloc mixer tap, bath with shower and shower screen with wall mounted matt finish shower attachment with recessed shower controls, rain shower head above, extractor fan, recessed LED downlighters, tile effect floor, modern chrome ladder style heated towel rail and obscure uPVC double glazed window.

#### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

### OUTSIDE

#### Frontage & Driveway

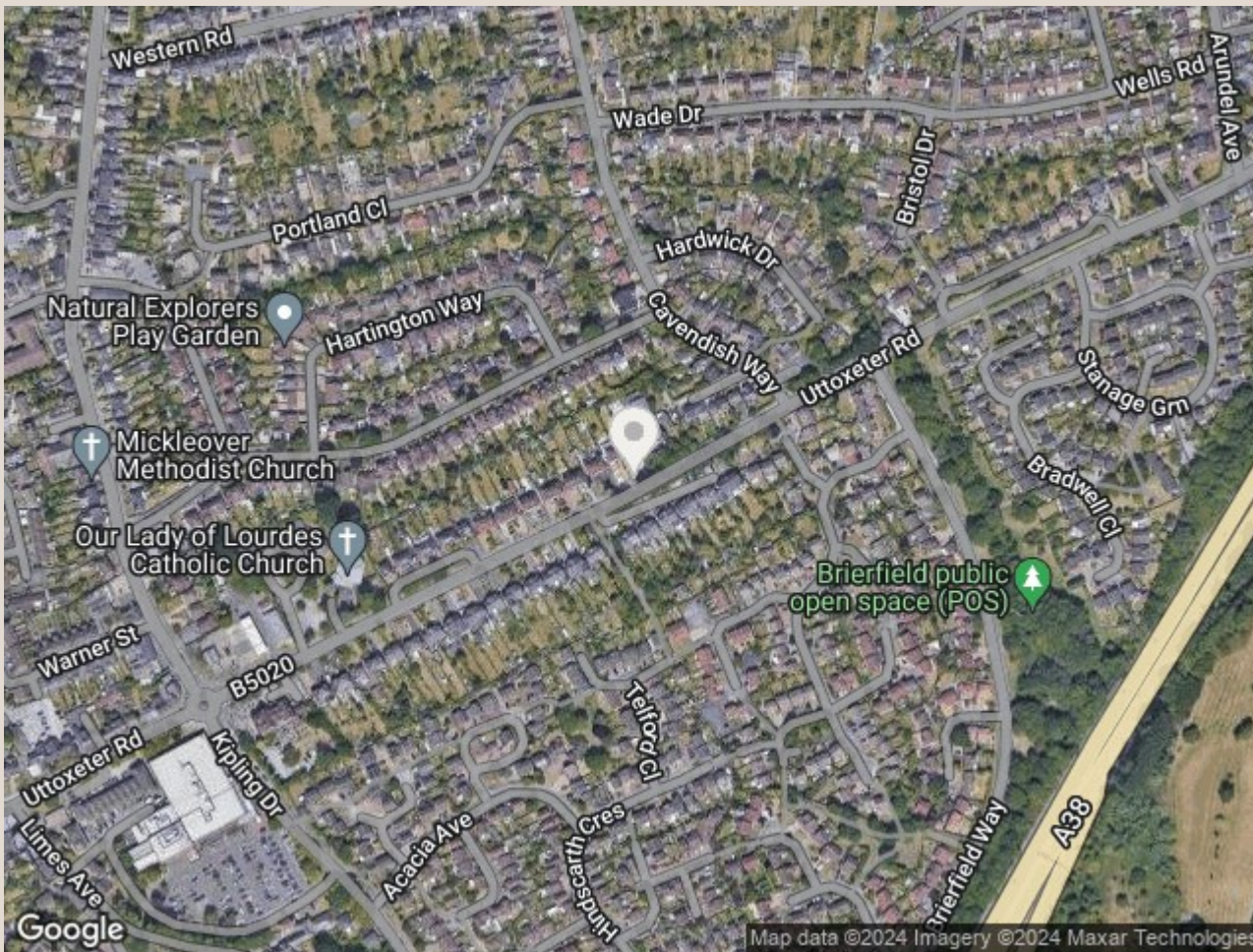
To the front of the property there is a full width tarmacadamed driveway providing off road car standing for around five to six vehicles, a wide tarmacadamed pathway leading up to the front door access and there is also a lawned foregarden with planting boarders.

#### Enclosed Rear Garden


To the side of the property there is timber gated access with continuation of the tarmacadmed pathway and a paved pathway leading into the generous enclosed rear garden with paved patio area, outside lighting, outside hot and cold water taps, outdoor electric socket, raised level lawn, raised level planting beds retained by railway sleepers, timber framed shed to the bottom of the garden and the garden is enclosed by a fence panel and hedgerow boundary.

#### Council Tax Band – C

Derby City Council



## Energy Performance Graph

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

## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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