

# 9 Chicory Close, Mickleton, Derby

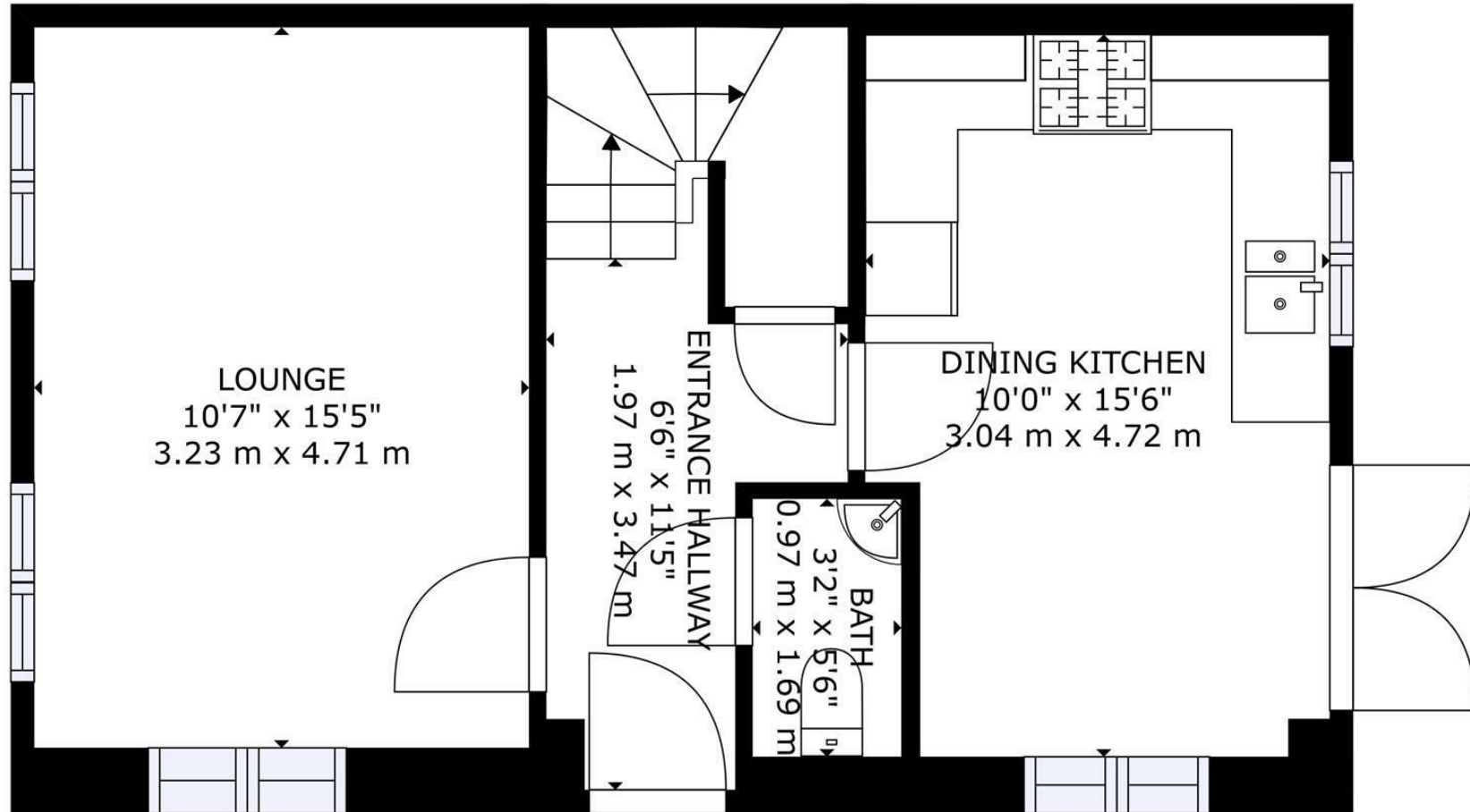


9 Chicory Close, Derby, DE3 0FL

Price £275,000



# Floor Plan

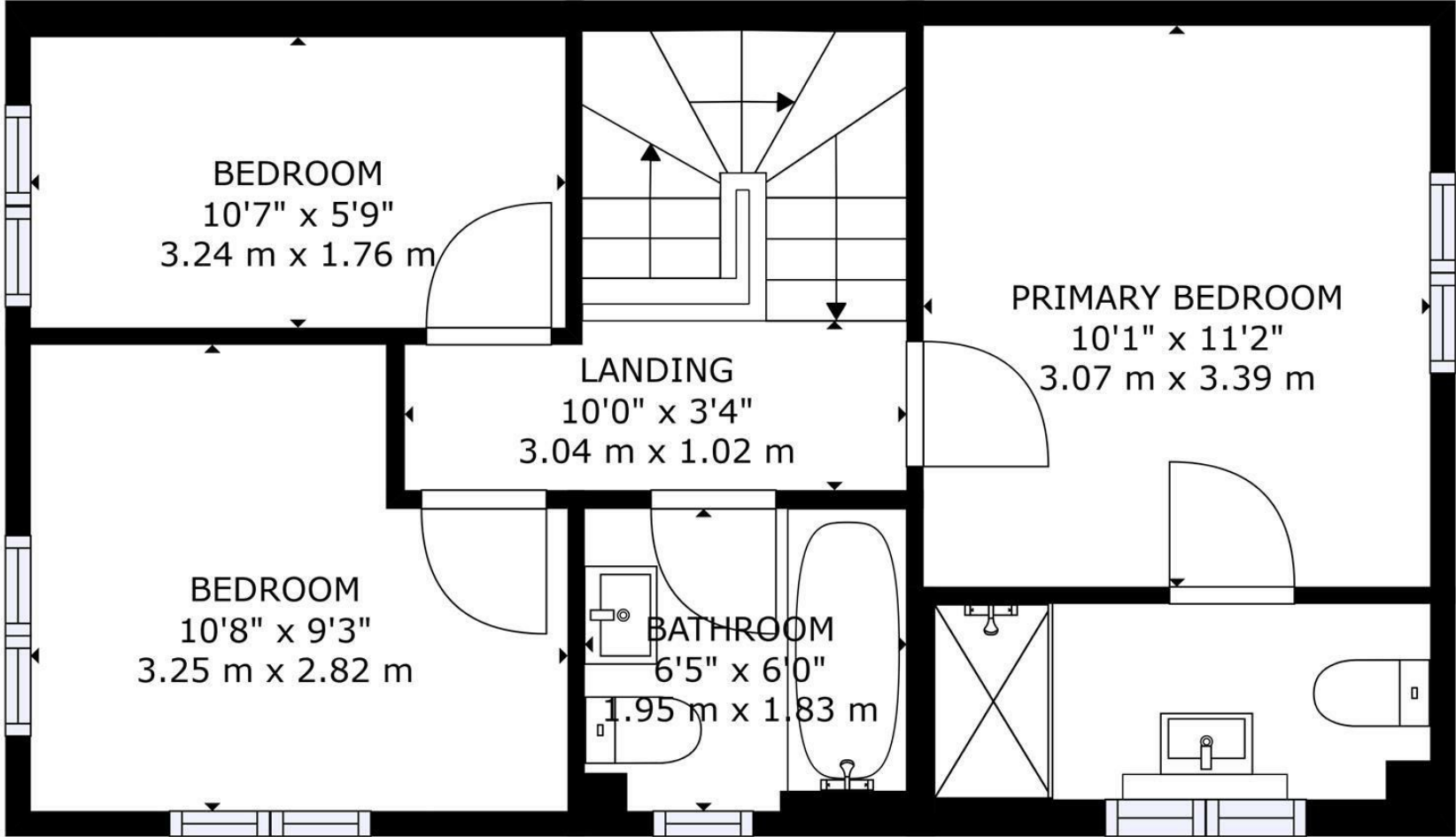


**TOTAL: 862 sq. ft, 80 m<sup>2</sup>**  
FLOOR 1: 434 sq. ft, 40 m<sup>2</sup>, FLOOR 2: 428 sq. ft, 40 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

# Floor Plan



FLOOR 2

TOTAL: 862 sq. ft, 80 m2  
FLOOR 1: 434 sq. ft, 40 m2, FLOOR 2: 428 sq. ft, 40 m2

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**STYLISH CONTEMPORARY HOME** - A beautifully appointed and stylish double fronted three bedroom semi-detached home built by 'Miller Homes' homes in 2019. The property offers an ideal opportunity for the professional couple or young family and occupies this sought after location on the modern Hackwood Grange development on the edge of Mickleover, close to open countryside. Ideal for young professionals and also situated within easy access of local excellent local amenities and the Derby Royal Hospital.

The property has the benefit of an NHBC guarantee remaining and the accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, cloakroom wc, stylish lounge and beautifully appointed contemporary dining kitchen with french doors leading to the rear garden.

The first floor landing gives access to three well proportioned bedrooms and contemporary bathroom with white three piece suite. The primary bedroom has the benefit of a contemporary en-suite shower room.

Outside, there are two allocated parking spaces at the front of the property and an easy to maintain garden to the rear with area laid with artificial lawn and enclosed by a timber fence panelled and walled boundary.

- Stylish Double Fronted Semi-Detached Home
- Ideal for for Young Family or Professional Couple
- Tasteful Neutral Presentation - Contemporary Fittings
- Three Bedrooms, Contemporary Bathroom & En-Suite
- Easy Access to Excellent Local Shops & Amenities
- Built by Miller Homes in 2019 - NHBC Guarantee Remaining
- Set within Sought after Hackwood Grange Development
- Entrance Hallway, WC, Stylish & Dining Kitchen
- Driveway for Two Cars & Low Maintenance Rear Garden
- Close to Open Countryside









## LOCALITY & AMENITIES

Hackwood Grange is a sought after modern development located on the edge of Mickleover. This is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.

## THE ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

11'5 x 6'6 (3.48m x 1.98m)

Entrance through composite double glazed entrance door into the hallway. Fitted with slate tiled effect floor, central heating radiator with decorative cover over, wall mounted digital thermostat, under stairs storage cloaks cupboard, staircase leading through to the first floor landing and contemporary panelled doors giving access through to the downstairs WC, lounge and superb dining kitchen.

#### Downstairs WC

Fitted with a two-piece white suite comprising low level WC with chrome push button flush, corner ceramic wash hand basin with chrome Monoblock mixer tap, with ceramic tiled splashback, slate tile effect floor, central heating radiator and extractor fan.

#### Stylish Lounge

15'5 x 10'7 (4.70m x 3.23m)

Fitted with TV point, two central heating radiator, two uPVC double glazed windows to the side elevation and one to the front elevation.

#### Contemporary Dining Kitchen

15'6 x 10'0 (4.72m x 3.05m)

#### Kitchen Area

Fitted with a range of contemporary units with matt black finished handles with a square edged grey wood grain laminated work top with matching splashback. Integrated stainless steel Zanussi electric oven, gas four ring hob stainless steel splashback and stainless steel extractor unit over. Wall mounted Potterton combination boiler concealed in wall mounted cupboard. Stainless steel one and a half bowl sink drainer unit with swan neck style mixer tap. Integrated appliances comprising integrated Zanussi washer dryer, integrated Zanussi dishwasher and integrated tall fridge freezer. uPVC double glazed window to the rear elevation.

#### Dining Area

Has slate tile effect floor, central heating radiator, uPVC double glazed window to the front elevation and uPVC double glazed French doors leading out onto the rear garden.

### FIRST FLOOR

Stairs leading through to the first floor landing from the entrance hallway.

#### Landing

Has smoke alarm, loft access and contemporary panelled doors giving access to all three bedrooms and bathroom.

#### Primary Bedroom

11'2 x 10'1 (3.40m x 3.07m)

Fitted with central heating radiator, TV point, uPVC double glazed window to the rear elevation and contemporary panelled door giving access through to the:

#### Contemporary En-Suite Shower Room

Fitted with a shower with sliding door, ceramic tiled splashback, wall mounted chrome mains fed shower unit, wall mounted ceramic wash hand basin with chrome Monobloc mixer tap with ceramic tiled splashback, low level WC with chrome push button flush, central heating radiator, extractor fan, slate tile effect floor and uPVC obscure glazed window to the front elevation.

#### Bedroom Two

10'8 x 9'3 (3.25m x 2.82m)

Fitted with central heating radiator and uPVC double glazed windows to the front and side elevations.

#### Bedroom Three

10'7 x 5'9 (3.23m x 1.75m)

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

#### Contemporary Bathroom

6'5 x 6'0 (1.96m x 1.83m)

Fitted with a white three-piece suite comprising wall mounted ceramic wash hand basin with chrome Monoblock mixer tap with ceramic tiled splashback, low level WC with chrome push button flush, panelled bath with shower mixer attachment and ceramic tiled splashbacks. Central heating radiator, slate tile effect floor, extractor fan and uPVC obscure glazed window to the front elevation.

### OUTSIDE

#### Frontage & Driveway

To the front of the property there is a lawned foregarden with shrubbed borders, paved access and gated access to the rear garden. Further lawned area and tarmacadamed driveway to the rear providing off road car standing for two cars.

#### Enclosed Rear Garden

Delightful landscaped enclosed rear garden having a paved patio area, artificial grass, walled and fence panelled boundary, outside cold water tap and outside light.

#### Measured by Matterport

**Council Tax Band - B**  
Derby City Council



## 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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The Old Post Office Victoria Street, Derby, DE1 1EQ  
 Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co

## Energy Performance Graph

