

Mews Court, Mickleover, Derby

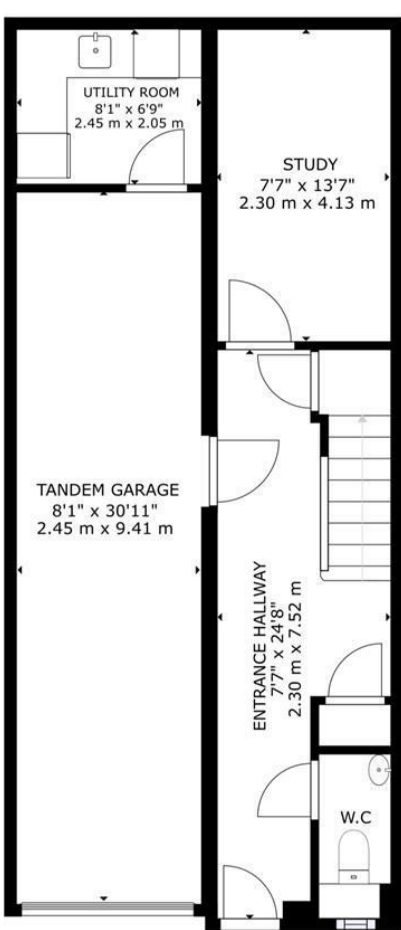


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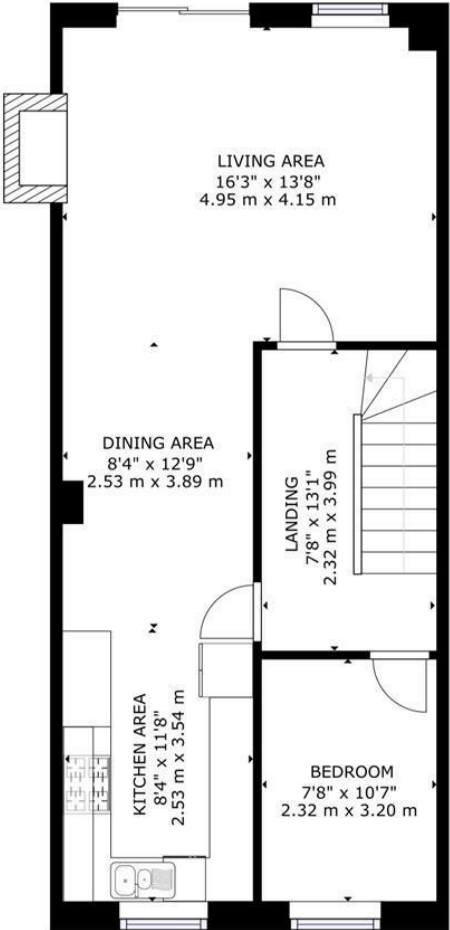
Price £325,000



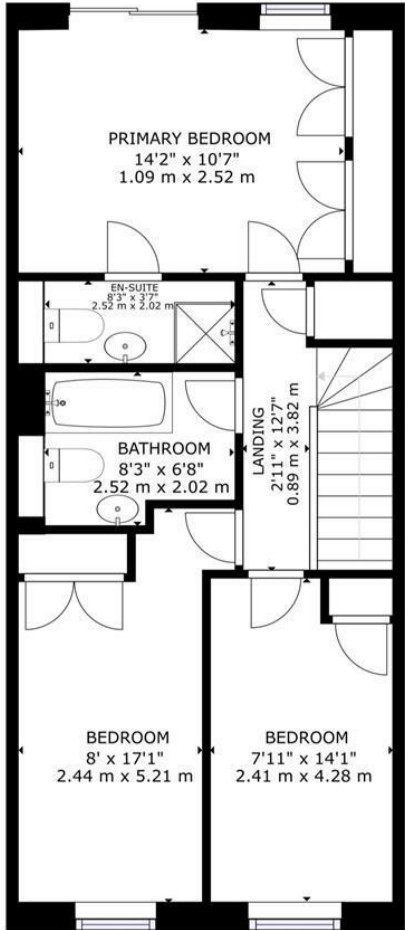
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 346 sq ft, 32.11 m², FLOOR 2: 636 sq ft, 59.13 m², FLOOR 3: 636 sq ft, 59.13 m²
 EXCLUDED AREAS; GARAGE: 248 sq ft, 23.06 m²
 TOTAL: 1618 sq ft, 150.37 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







MOST SPACIOUS TOWNHOUSE WITH TANDEM GARAGE - This most spacious and beautifully proportioned four double bedroom modern three-storey mid town house, situated in this popular development off Station Road. This property offers incredibly spacious accommodation over three floors and has the benefit of a driveway with parking for two cars leading to a tandem double garage and there is also a beautifully landscaped rear garden. The property occupies a delightful position on the edge of Mickleover just a short walk away from the Mickleover Railway walk that leads to Etwall.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: ground floor: spacious entrance hallway, cloakroom wc, study/store room, tandem garage and utility room. The first floor landing leads to bedroom four and the spacious open plan kitchen dining area with living area with patio doors giving access to the beautiful landscaped rear garden. The second floor leads to a spacious primary bedroom with en-suite shower room, two further double bedrooms and bathroom.

Outside the property has a double width block paved driveway giving access to the tandem double garage. The delightful landscaped rear garden is accessed off the first floor living area. The rear garden has been delightfully landscaped with timber decked seating area, timber framed pergola, well stocked borders and artificial lawn.

- Most Spacious Three Storey Townhouse
- Over 1600 Square Feet of Living Accommodation
- Entrance Hallway, WC, Utility Room & Study/Store
- Four Double Bedrooms, Bathroom & Primary Bedroom with En-Suite
- Delightful Landscaped Rear Garden
- Beautifully Presented & Well Maintained
- Gas Central Heating & uPVC Double Glazing
- Spacious Open Plan Kitchen with Living Dining Area
- Double Width Driveway & Tandem Double Garage
- Easy Access to Excellent Amenities & Derby Royal 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 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.

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.

THE ACCOMMODATION

GROUND FLOOR

Spacious Entrance Hallway

24'8 x 7'7 (7.52m x 2.31m)

Entrance through composite double glazed entrance door into the hallway. Fitted with inset footmat, ceramic tiled floor, central heating radiator, smoke alarm, recessed LED downlighters, staircase leading through to the first floor landing, alarm keypad and panelled door giving access through to the tandem garage. Panelled doors off the hallway leading through to a useful under stairs cloaks cupboard and a useful study / store room which has extractor fan, central heating radiator and recessed LED downlighters. Further built-in storage cupboard off the hallway with hanging rail plus a small cupboard with the stop-cock for the mains water supply.

Downstairs WC

Fitted with a two-piece white suite comprising a corner wash hand basin with ceramic tiled splashback, low level WC with chrome push button flush, central heating radiator, ceramic tiled floor, extractor fan and uPVC obscure glazed window to the front elevation.

Store/Study

13'7 x 7'7 (4.14m x 2.31m)

Fitted with central heating radiator and power and light.

Utility Room

8'1 x 6'9 (2.46m x 2.06m)

Fitted with beech effect base cupboards with built-in shelving, roll edged laminated work surface over, stainless steel sink drainer unit with mixer tap, low level appliance space with plumbing for an automatic washing machine and space for a tall fridge freezer. Ceramic tiled floor, extractor fan and central heating radiator.

FIRST FLOOR

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

Landing

13'1 x 7'8 (3.99m x 2.34m)

Fitted with recessed LED downlighters, central heating radiator, doors giving access through to bedroom four, lounge area and kitchen area.

Spacious Open Plan Living Kitchen

Kitchen Area

11'8 x 8'4 (3.56m x 2.54m)

Fitted with a range of beech effect wall, base and drawer units with brushed stainless steel handles, roll edged laminated black granite effect work surface over, stainless steel one and a half bowl inset sink drainer unit with chrome swan necked style tap. Electrolux built-in integrated dishwasher, integrated Electrolux stainless steel electric oven and grill, stainless steel gas four ring hob with extractor unit over. Integrated low level freezer. Limestone tile effect floor, wall mounted Ideal central heating boiler, recessed LED downlighter and uPVC double glazed to the front elevation.

Dining Area

12'9 x 8'4 (3.89m x 2.54m)

Fitted with two central heating radiators and open plan access through to the:

Living Area

16'3 x 13'8 (4.95m x 4.17m)

Fitted with a feature contemporary fireplace with marble hearth and backplate, inset pebble effect gas fire. TV point, central heating radiator, recessed LED downlighters, uPVC double glazed sliding patio door giving access through to the rear garden and uPVC double glazed window overlooking the rear garden.

Bedroom Four

10'7 x 7'8 (3.23m x 2.34m)

SECOND FLOOR

Staircase leading through to the second floor landing.

Landing

Fitted with loft access with retractable timber ladder leading through to a boarded loft space with lighting. Pressured hot water cylinder housed in an airing cupboard on the landing and doors giving access through to three bedrooms and bathroom.

Primary Bedroom

16'3 into wardrobe depth x 10'7 (4.95m into wardrobe depth x 3.23m)

Fitted with two sets of built-in double wardrobes, central heating radiator, recessed LED downlighters, uPVC double glazed window to the rear elevation and uPVC sliding patio doors with Romeo and Juliette style wrought iron balcony. Door giving access through to the:

En-Suite Shower Room

8'3 x 6'8 (2.51m x 2.03m)

Fitted with a wall mounted ceramic wash hand basin with chrome Grohe Monoblock mixer tap, low level WC with chrome push button flush, shower cubicle with sliding glazed door, wall mounted Grohe recessed shower control with rain shower head above and ceramic tiled splashbacks. Oak effect flooring, wall mounted mirrored cabinet, central heating radiator, recessed LED downlighters and extractor fan.

Bedroom Two

17'1 x 8'0 (5.21m x 2.44m)

Fitted with built-in double wardrobe, central heating radiator and uPVC double glazed window to front elevation.

Bedroom Three

14'1 x 7'11 (4.29m x 2.41m)

Fitted with built-in single wardrobe, central heating radiator and uPVC double glazed window to front elevation.

Bathroom

8'3 x 6'8 (2.51m x 2.03m)

Fitted with a Villeroy & Boch three-piece suite comprising tiled in bath with Victorian style mixer tap attachment, chrome recess shower control with shower attachment and folding glazed shower screen. Low level WC with chrome push button flush, pedestal wash hand basin and ceramic splashback areas. Oak effect laminate flooring, central heating radiator, extractor fan, and recessed downlighters.

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 double width block paved driveway providing off road car standing for two vehicles and also provides access through to the front door entrance.

Tandem Garage

30'11 x 8'1 (9.42m x 2.46m)

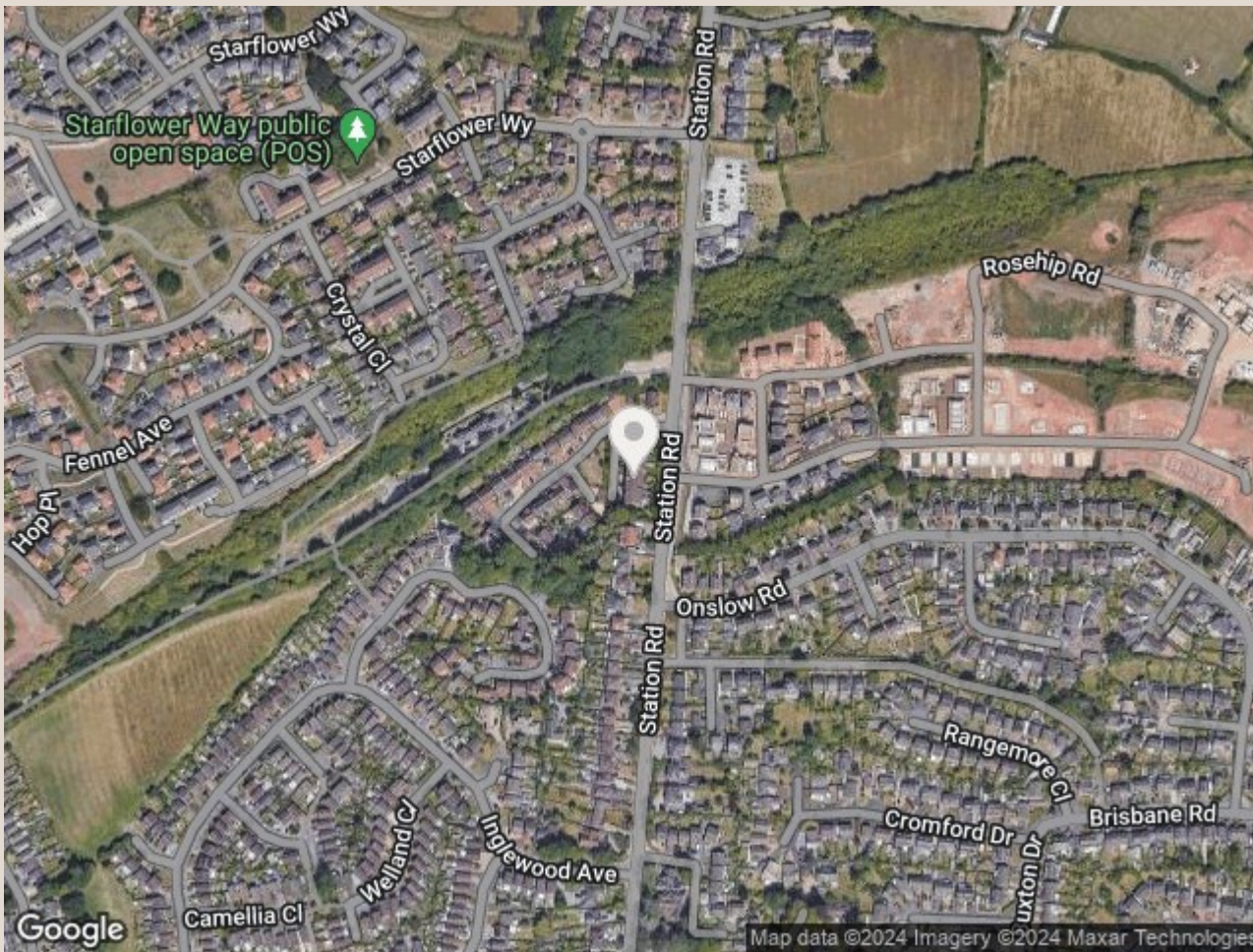
Fitted with up and over door, power and light, built-in base units with worktop having brushed stainless steel handles.

Delightful Landscaped Rear Garden

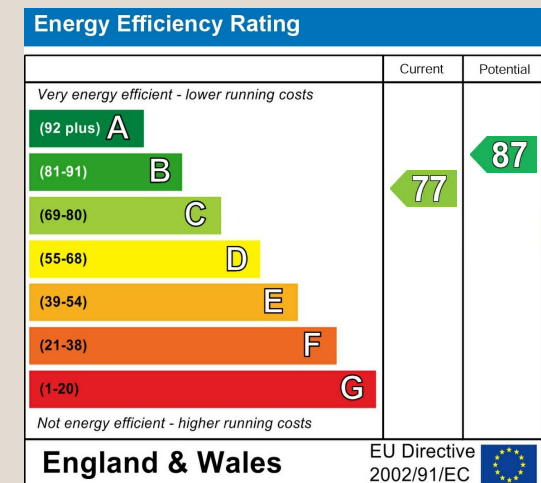
Enclosed rear garden beautifully landscaped with split level timber decked seating area with timber farmed pergola above, a shaped artificial lawned area, gravelled beds with block paved edging, raised level planting beds, further timber framed pergola. Feature pebbled area with two fountain style water feature, two wall mounted stainless steel LED downlighters, further lighting in the garden. The garden is enclosed by a fence panelled boundary, outside cold water tap and outside rear gated access through to a shaped passageway access at the rear for bin access.

Council Tax Band - E

Derby City Council



Energy Performance Graph



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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