



## 3 Bed House - Semi-Detached

16 Partridge Way, Mickleover, Derby DE3 9XB  
£995 Per Calendar Month



3



1



1



D

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Modern style semi-detached property
- Three Bedrooms
- Lounge and Kitchen/Diner
- Off Road Parking
- Single Garage
- Sought After Location
- Gas Central Heating System
- Close to Royal Derby Hospital
- Available Late April 2025

WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY is situated within walking distance of the Royal Derby Hospital, with easy access to the A38. This modern style property benefits from a gas central heating system and double glazing. Accommodation briefly comprises: entrance hallway, lounge and well appointed kitchen/diner. Three bedrooms to the first floor with family bathroom. Occupying a much sought after location and benefiting from a single garage driveway, and well kept south-facing rear garden.

\* Available late April 2025 \* Council Tax Band C \* EPC Rating D \*

#### The Location

#### Accommodation

#### Ground Floor

##### Entrance Hallway

Accessed via a double glazed entrance door to the side elevation, with under stairs storage cupboard.

##### Lounge

14'0" (excluding bay window) x 10'11" (4.27m (excluding bay window) x 3.35m )

Comprising a modern electric fire with surround and marble effect hearth, coving to ceiling, two central heating radiators, double glazed bay window to the front elevation, staircase providing access to the first floor, and door leading through to the Kitchen.



### Kitchen/Diner

14'8 x 8'0 (4.47m x 2.44m)

Comprising a range of modern style matching wall and base units with roll top work surfaces over and inset one and a half bowl stainless steel drainer unit with mixer tap, integrated oven, hob and extractor hood, free standing washing machine, fridge freezer, double glazed window to the rear elevation and double glazed door to the rear elevation providing access to the garden.



### First Floor

#### Landing

With central heating radiator, double glazed window to the side elevation and doors leading to 3 bedrooms and bathroom.



### Bedroom One

9'10 (to front of wardrobes) x 8'0 (3.00m (to front of wardrobes) x 2.44m)

Comprising built-in wardrobes, central heating radiator, and double glazed window to the front elevation.



### Bedroom Two

10'2 x 8'2 (3.10m x 2.49m)

With central heating radiator and double glazed window to the rear elevation.

### Bedroom Three

7'0 x 6'4 (2.13m x 1.93m)

With central heating radiator, and double glazed window to the rear elevation.

### Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin, low level WC, central heating radiator, and double glazed window to the front elevation.



### Outside

### Front Garden

To the front of the property is a garden laid to lawn, with a side driveway, leading to an attached single garage with up and over door, providing power and light, and side access leading to the rear garden.

### Rear Garden

To the rear of the property is an enclosed south facing garden area laid to lawn, with integrated stepping stones, raised walled borders, good sized paved patio area, and shed.



### Council Tax

Derby City Council, Band C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	