

4 Bed House - Detached

£430,000

📍 Uttoxeter Road, Mickleover, Derby, DE3 9AE



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. A substantial character detached residence occupying a large well tended mature plot and situated in this highly regarded locality. A full inspection will reveal a delightful well maintained home offering immense potential to further improve / extend (Subject to local authority planning consents). Gas centrally heated and UPVC double glazed throughout. In brief; wide reception hall, charming bay fronted sitting room, separate dining room, breakfast kitchen, rear hallway, utility room. On the first floor a landing leads to four bedrooms and bathroom with four piece suite. Outside is a driveway and forecourt, double tandem garage (with drive through facility) together with adjacent gates which leads to a further driveway to the rear offering caravan, motorhome standing space. Freehold. Council tax band D. Energy rating D.

Reception Hall 17'11" x 10'11"
maximum (5.47 x 3.33 maximum)



Having UPVC opaque double glazed entrance door with stain and leaded light panels together with matching top light, UPVC opaque double glazed window to front aspect, understairs storage cupboard, deep full heights cloaks cupboard, plate rack, radiator, dado rail and dog legged staircase to first floor.



Sitting Room 15'10" x 12'11"
(4.85 x 3.96)



Having a random dressed grit stone fire surround with matching plinths, Cornish slate hearth and recessed coal effect living flame fire, two double wall light points, television connection point, coving to ceiling, radiator and UPVC double glazed bay window to front aspect.

Dining Room 13'11" x 12'11"
(4.26 x 3.94)



Having a wall mounted gas fire, coving to ceiling, radiator and UPVC double glazed sliding patio doors giving views and access over the extensive private mature rear garden.

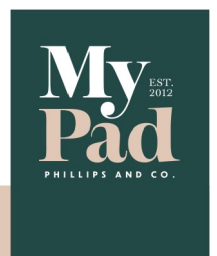
Breakfast Kitchen 15'10" x 11'4"
maximum (4.84 x 3.46 maximum)



Having a range of modern wall and base cupboards with tiled splash backs, laminated working surfaces, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and

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cold mixer tap, inset Neff black glass induction hob with twin electric fan assisted double oven and grill, canopy extractor hood with down lighter, ceramic tiled floor, double radiator, UPVC double glazed window to side aspect and timber multi paned door leading to the:-



inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, tiled splash backs with wooden panelled walls, radiator, Worcester wall mounted combination gas boiler, space and plumbing for automatic washing machine, space for dryer, two sky lights and UPVC double glazed window to rear aspect.



Principal Bedroom 15'10" x 10'11" plus wardrobe depth (4.84 x 3.34 plus wardrobe depth)



Having a range of quality built in bedroom furniture, radiator, coving to ceiling and UPVC double glazed bay window to front aspect.

Bedroom Two 13'11" x 12'11" (4.25 x 3.94)



Having built in wardrobe with overhead linen cupboard space, radiator, coving to ceiling and UPVC double glazed window to rear aspect.

Bedroom Three 10'11" x 9'2" (3.34 x 2.80)



Having a range of built in bedroom furniture,



Rear Hallway

With ceramic tiled floor and UPVC opaque double glazed entrance doors to both side aspects. An open arch leads to the:-

Utility Room 11'1" x 10'8" maximum (3.40 x 3.26 maximum)



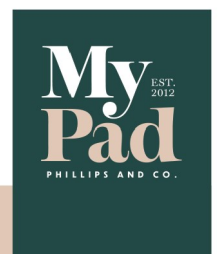
Having ceramic tiled floor, fitted base cupboards, laminated working surfaces,

First Floor Landing



With access to roof space (having pull down loft ladder), coving to ceiling and UPVC opaque double glazed window to side aspect (to the half landing).

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radiator, coving to ceiling, dado rail and UPVC double glazed window to rear aspect.

Bedroom Four 10'11" x 5'2" maximum (3.33 x 1.60 maximum)



Having coving to ceiling, radiator and UPVC double glazed window to front aspect.

Main Bathroom 9'3" x 7'1" (2.84 x 2.18)



Having a four piece suite incorporating a low flush wc, wash hand basin recessed into a vanity unit, corner panelled bath and tiled shower cubicle with mains fed shower, tiled walls, airing cupboard, radiator and UPVC opaque double glazed window to side aspect.

Outside



The property occupies an extensive mature plot at this sought after residential address. To the front is a fenced boundary leading to a tarmac fore court and driveway giving car standing space for approximately three/four cars. The driveway in turn leads to the attached double tandem brick garage, measuring internally 8.58 x 2.46m, having electronic motorised up and over front garage door, double wood and glazed rear doors (offering access to further car parking space), pitched tiled roof space and supplied with power and light. A particular feature of the property are the adjacent wooden access gates, having further tarmac driveway and fore court giving further car/caravan/motorhome space. The extensive mature rear garden is enclosed by close panelled fencing, laid to a sweeping shaped lawn with deep filled mature shrubbed borders and trees, large cobbled effect patio area, further gated side access, cold water tap, brick store, timber potting shed and outside garden security lighting.



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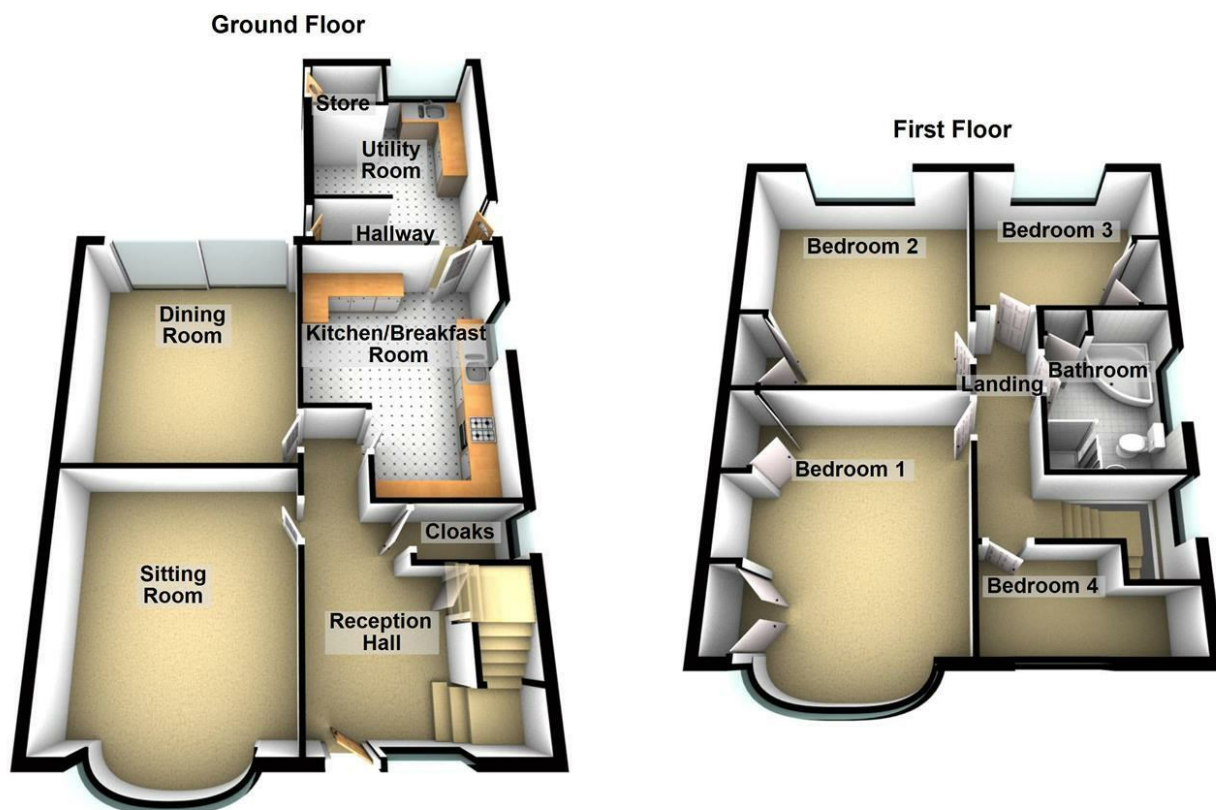
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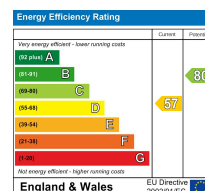
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