

3 Bed House - Detached

Price £259,995

 Romsley Close, Mickleover, Derby, DE3 0SD



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A thoughtfully extended modern detached family home occupying a cul de sac position in this highly sought after locality. This delightful home has been the subject of a comprehensive extension and upgrade programme to offer a sizeable family home which must be viewed internally to appreciate the size of accommodation on offer. Gas centrally heated and UPVC double glazed throughout. In brief; reception hall, sitting room leading through to a large dining / family room, fitted kitchen with integrated appliances. On the first floor a landing leads to three bedrooms and bathroom with white three piece suite. Outside is a driveway, garage and private low maintenance rear garden. Freehold. Council tax band C. Energy rating D.

Reception Hall

Having UPVC opaque double glazed entrance door, radiator and staircase to first floor.

Sitting Room 13'7 x 11'6 (4.14m x 3.51m)



Having contemporary style electric log effect living flame fire, two radiators and UPVC double glazed bow window to front aspect.

Dining / Family Room 14'8 x 13'1 (4.47m x 3.99m)



Having radiator, two UPVC double glazed

windows and UPVC opaque double glazed door to rear garden.



Refitted Kitchen 10'7 x 9'4 (3.23m x 2.84m)



Having a range of modern soft close wall, base and drawer units with solid wood working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap, four ring black glass induction hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, space for slim line dish washer,

UPVC double glazed window to rear aspect and UPVC opaque double glazed door to side aspect.

First Floor Landing

With airing cupboard (housing the recently installed combination gas boiler), single glazed opaque window to side aspect and access to roof space.

Bedroom One 18'2 x 13' (5.54m x 3.96m)



Having three UPVC double glazed windows, built in wardrobe and two radiators.

Bedroom Two 12'11 x 10'4 (3.94m x 3.15m)

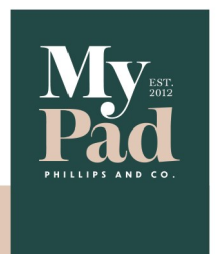
Having built in wardrobe, radiator and UPVC double glazed box bay window.

Bedroom Three 9'3 x 6' (2.82m x 1.83m)

Having bulk head storage cupboard, radiator and UPVC double glazed box bay window.

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Bathroom 8'5 x 6' (2.57m x 1.83m)



Having modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin nestling on a vanity unit and panelled bath with chrome mains fed shower over, glass shower screen, complimentary tiled effect melamine walls, chrome heated towel rail, shaver socket and UPVC opaque double glazed window to rear aspect.

Outside



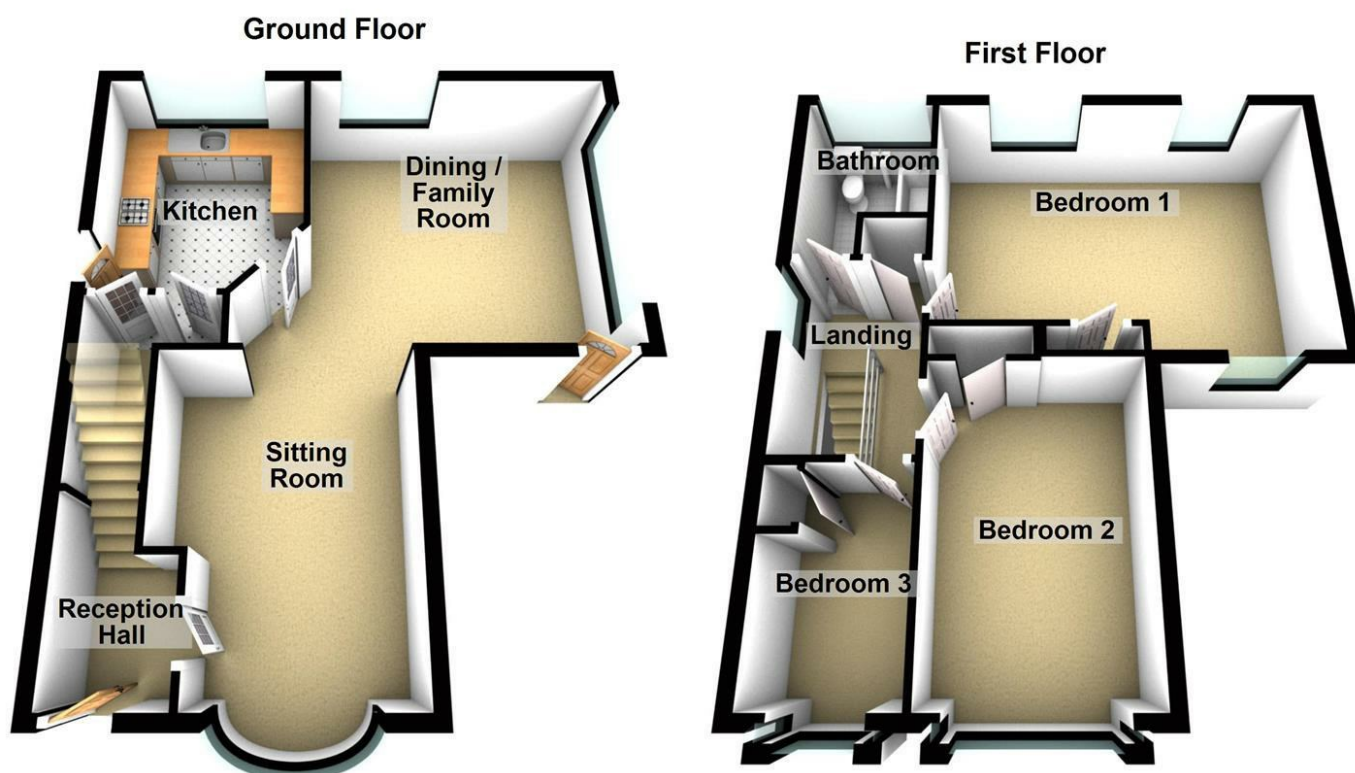
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

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