

4 Bed House - Detached

Offers in excess of £475,000

Linnet Hill, Mickleover, Derby, DE3 0SJ



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Superbly positioned in the highly sought after enclave of Mickleover Country Park is this comprehensively upgraded and re modelled executive detached family home occupying a delightful private landscaped plot in a quiet cul de sac position. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Tastefully decorated throughout, this gas centrally heated and UPVC double glazed property briefly comprises: reception hall, guest's cloakroom / Wc, bay fronted sitting room, separate dining room, well equipped kitchen with utility room off, family room and separate home office / study. On the first floor a landing leads to four generous bedrooms (the principal and second bedrooms having shower rooms en-suite) and main bathroom with feature spa bath. Outside is a three car driveway and manicured professionally landscaped gardens. Freehold. Council tax band F. Energy rating C.

Veranda Style Storm Porch To:

Reception Hall



Having feature UPVC double glazed entrance door with matching side light, deep understairs storage cupboard, radiator, BT connection point, staircase to first floor.



Guest's Cloakroom / Wc



Having a modern white two piece suite comprising; concealed flush Wc and wash hand basin recessed into a woodgrain effect vanity unit with storage cupboards beneath, complimentary ceramic tiled splashbacks with contrasting vinyl floor, radiator and UPVC opaque double glazed window.

Sitting Room 17'7" x 11'10" (5.38 x 3.62)



The focal point of the room being the period style fire surround with marble hearth and matching backplate, recessed coal effect living flame fire, two wall light points, Tv connection point, radiator and UPVC double glazed 'cant' bay window to front aspect. Twin glazed 'butler doors' lead to the;



Dining Room 11'3" x 11'3" (3.43 x 3.44)



Having a radiator and UPVC double glazed patio doors to rear garden.

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Fitted Kitchen 14'0" x 9'6" (4.28 x 2.91)



Having a range of 'shaker style' fitted wall, base and drawer units with matching eye level glass display cabinets, laminated working surfaces, complimentary ceramic tiled splashbacks with contrasting vinyl floor, inset 'Stoves' four ring black glass induction hob with electric fan assisted double oven and grill, integrated dishwasher, space and plumbing for American style fridge / freezer, under cupboard downlighting, inset stainless steel sink top with side drainer, vegetable preparation bowl and hot & cold mixer tap, radiator and UPVC double glazed window to rear aspect.



Utility Room 8'7" x 5'6" (2.64 x 1.69)



Again having 'shaker style' wall, base and broom cupboards, inset circular sink bowl with hot & cold mixer tap, laminated working surface, complimentary ceramic tiled splashbacks with contrasting vinyl floor, space and plumbing for automatic washing machine, radiator and UPVC opaque double glazed door to rear garden.

Family Room 16'11" x 8'6" (5.16 x 2.61)



Having Tv connection point, radiator and UPVC double glazed window to front aspect.

Study / Office 16'4" x 8'1" (4.99 x 2.47)



Having a laminated wood effect floor, radiator, UPVC double glazed windows to side and front aspect, UPVC double glazed door to rear garden.

First Floor Galleried Landing



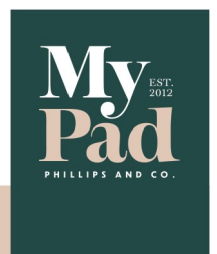
With turned spindle balustrade, access to roof space and airing cupboard.

Principal Bedroom 15'8" x 14'5" maximum (4.80 x 4.40 maximum)



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

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Bedroom Two 12'7" x 10'5" (3.84 x 3.20)



Having a radiator, Tv connection and UPVC double glazed window to rear aspect.



Bedroom Three 11'9" x 11'1" (3.60 x 3.39)



Shower Room En-Suite



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

Shower Room En-suite



Bedroom Four 8'10" x 7'8" (2.71 x 2.34)



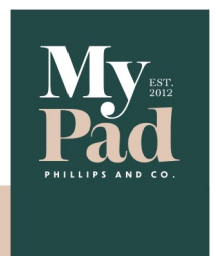
Having white three piece suite comprising; low flush Wc, pedestal wash hand basin and tiled shower cubicle with chrome mains fed shower, chrome and glass shower door, complimentary ceramic part tiled walls, with contrasting laminate floor, shaver socket, radiator, ceiling extractor fan, UPVC opaque double glazed window to rear aspect.



Having Tv connection point, radiator and UPVC double glazed window to rear aspect.

Having white three piece suite comprising; low centre flush Wc, pedestal wash hand basin and double walk in tiled shower cubicle with mains fed shower, chrome and glass sliding shower screen and door, complimentary ceramic tiled splashbacks with contrasting vinyl floor, ceiling and pelmet LED downlighters, radiator and UPVC opaque double glazed window to side aspect.

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Main Bathroom

Having white three piece suite comprising; low centre flush Wc, pedestal wash hand basin, feature panelled spa bath with chrome shower attachment and mixer tap over, shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, recessed ornamental niche with downlighting and fitted mirror, shaver socket, radiator, ceiling extractor fan and UPVC opaque double glazed window.



Outside



The property occupies a rarely available position in this sought after enclave. To the front is an open plan fore garden, laid to an artificial lawn with gravelled borders and mature tree. An adjacent tarmac driveway gives car standing space for two cars. To the side of the property an access gate and pathway leads to the mature private landscaped rear garden, laid to a shaped lawn with full width patio area, mature shrubs and trees, cold water tap and garden lighting.



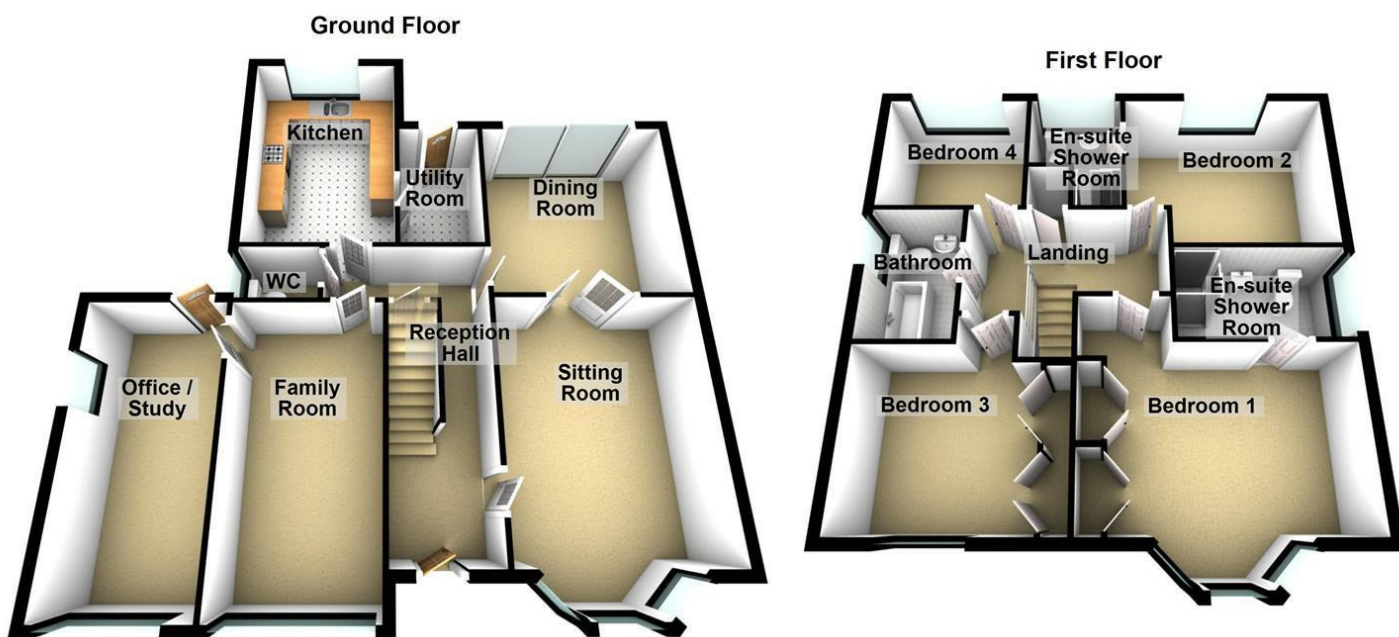
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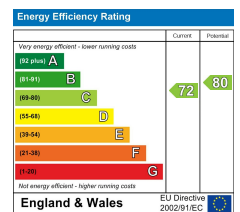


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