

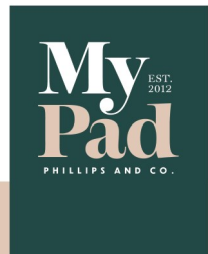
# 4 Bed House - Detached

Price £650,000

📍 Wade Drive, Mickleover, Derby, Derbyshire, DE3 9BS



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# 4 Bed House - Detached

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THIS HOUSE MUST BE VIEWED! A truly stunning contemporary styled detached family home occupying a substantial landscaped mature plot of just under a quarter of an acre and situated in this highly aspirational locality. A full inspection will reveal a superbly upgraded home boasting many high specification features and must be viewed to appreciate the location, size of accommodation, plot size and wealth of quality appointments on offer. Tastefully decorated throughout, benefiting from gas central heating together with UPVC double glazing and bristling with many modern features, this impressive property briefly comprises; entrance porch, light and spacious reception hall, guest's cloakroom / wc, sitting room, family room, stunning bespoke dining kitchen (boasting an array of integrated appliances) with family / dining area enjoying 'grand slider' full width doors giving views and access of the private rear garden. On the first floor a landing leads to four bedrooms (master bedroom with dressing room and luxury shower room en-suite) and luxury family bathroom. Outside, the resin bonded driveway with low level lighting boasts ample car standing space and leads to the large garage workshop (garage doors to both front and rear) as well as the extensive mature rear garden with mini orchard. A particular feature of the garden are the indoor and outdoor entertainment rooms. Freehold. Energy rating C. Council tax band D. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Entrance Porch



Having composite and opaque double glazed entrance door, ceramic tiled floor, walk in cloaks / store room, LED downlighters and UPVC double glazed picture window to side aspect.

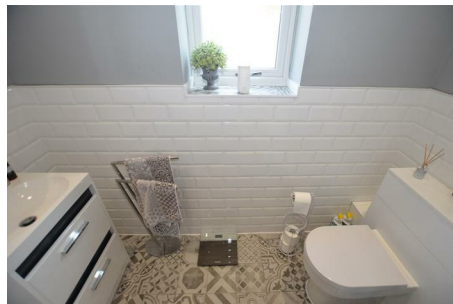
## Reception Hall



Having feature oak twin glazed entrance doors, polished ceramic tiled floor, ceiling LED down lighters, deep understairs storage cupboard, radiator and dog legged staircase to first floor.



## Guest Cloak Room/En Suite



Having modern contemporary white two piece suite comprising; concealed flush wc and wash hand basin with white high gloss vanity unit, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, wall mounted extractor fan, ceiling LED down lighters, backlit fitted vanity mirror and UPVC opaque double glazed window to side aspect.

## Sitting Room 17'9 x 11'5 (5.41m x 3.48m)



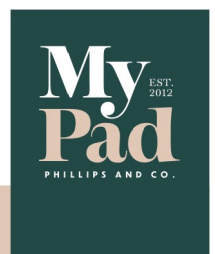
Having feature contemporary living flame fire, television and media connection points, radiator, UPVC opaque double glazed window to side aspect and UPVC double glaze cant bay window to front aspect.



## Home Office 10'9 x 7' (3.28m x 2.13m)

Having television and media connection points, ceiling LED down lighter, radiator and UPVC opaque double glazed window to side aspect.

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## Dining Kitchen & Family Room 22'2 x 17'4 (6.76m x 5.28m)



Having a range of custom high gloss soft close fitted wall, base and drawer units with matching central island unit, quartz effect working surfaces with matching breakfast bar, the kitchen boasts a range of integrated appliances to include a Bosch five ring induction hob, Zanussi twin electric fan assisted double oven and grill, microwave/combination oven with warming drawer, integrated larder fridge, freezer, dish washer and wine cooler, inset quartz and granite composite sink top with vegetable preparation bowl, side drainer, hot and cold monobloc tap (incorporating an instant hot water pump), complimentary ceramic tiled splash backs with contrasting polished ceramic tiled floor (having underfloor heating), low level halogen lighting, ceiling halogen down lighters incorporating two velux double glazed sky lights to side aspect, powder coated contemporary style radiator, television and media connection points and full width grand slider doors giving views and access over the extensive mature landscaped rear garden.



## Utility Room 9'1 x 7'4 (2.77m x 2.24m)



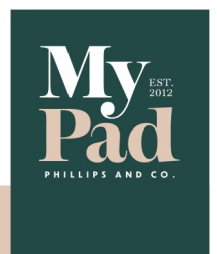
Having a range of high gloss soft close fitted wall and base cupboards with granite effect laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting polished ceramic tiled floor, inset stainless steel sink top with side drainer, hot and cold mixer tap, space and plumbing for automatic washing machine, space for dryer, kick plate electric fan heater, concealed Ideal wall mounted combination gas boiler providing instant domestic hot water and gas central heating, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.

## First Floor Landing



With full height glazed storage cupboard, feature full height UPVC double glazed picture window to side aspect, access to roof space (having pull down loft ladder, the loft being full boarded and supplied with light), ceiling LED down lighters and radiator.

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## Principal Bedroom Suite 15' x 11'6 plus deep door recess (4.57m x 3.51m plus deep door recess)



Having two radiators, television and media connection points, ceiling LED down lighters, UPVC double glazed window to side aspect with UPVC double glazed french doors and feature glass Juliette balcony giving views over the extensive rear garden.



## Dressing Room 11'1 x 6'6 (3.38m x 1.98m)



Having custom fitted hanging rails, drawers and shelving, together with ceiling LED down lighters.

## Shower Room/En suite



Having modern contemporary white three piece suite comprising; concealed flush wc, wash hand basin recessed into a high gloss vanity unit and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, chrome and glass shower screen and sliding door, complimentary ceramic tiled walls with contrasting ceramic tiled floor, ceiling extractor fan, LED down lighters, fitted vanity unit with back light, chrome heated towel rail and UPVC opaque double glazed window to front aspect.

## Bedroom Two 11'7 x 11'6 (3.53m x 3.51m)



Having built in wardrobe, radiator, television and media connection points and UPVC double glazed cant bay window to front aspect.

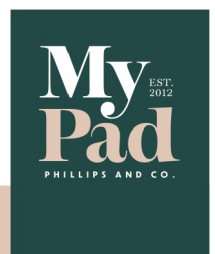


## Bedroom Three 10'11 x 9'2 (3.33m x 2.79m)



Having built in wardrobe, television and media connection points, radiator and UPVC double glazed window to side aspect.

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**Bedroom Four 10'1 x 7'7 (3.07m x 2.31m)**



Having built in bedroom furniture, television and media connection points, radiator and UPVC double glazed window to front aspect.

## Family Bathroom



Having modern contemporary white four piece suite comprising; low centre flush wc, floating wall mounted wash hand basin nestling on a white high gloss vanity unit, deep panelled bath, double quadrant tiled

shower cubicle with feature fixed head mains fed drench shower together with hand held shower attachment, chrome and glass shower cabinet and doors, complimentary ceramic tiled walls with contrasting ceramic tiled floor, fitted backlit vanity mirror, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

## Outside



The property occupies an extensive mature landscaped plot, in just under a quarter of an acre. To the front of the property is a brick boundary wall (Having sliding gate) with adjacent tree barked low maintenance shrubbed borders and railway sleepers incorporating 'dust till dawn' low level lighting, with the focal point being the resin bonded driveway and fore court giving car standing space for approximately six cars. Twin wooden cedar wood security gates in turn lead to a further blue brick driveway which in turn leads to the detached double garage, measuring internally 22'2 x 14', having double garage doors to both front and rear, pitched tiled roof space and supplied with power and light. The extensive landscaped garden is laid to a sweeping shaped lawn with mature fruit trees, extensive Indian sand stone full width patio area, outside electric points, wall lights and cold water tap. A resin bonded pathway with low level lighting leads to a covered outdoor entertaining space, measuring internally 8.67m x 3.49m, again with resin floor and supplied with power and

light. There is currently a hot tub in situ which can be purchased by separate negotiation.



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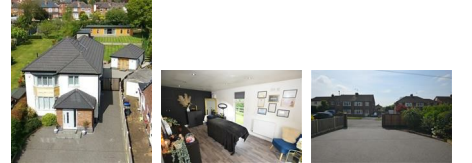
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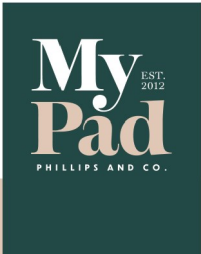
**Games Room / Man Cave 35'4" x 16'4" (10.77 x 5)**



This superb custom built self contained entertainment enclave hosts a bespoke bar, LED downlighters, radiator (Fed by its own electric boiler), TV and media connection points, shower room (With white three piece suite) and separate ancillary room, currently used as a beauty treatment room and measuring 4.99m x 2.77m.




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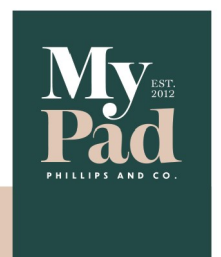
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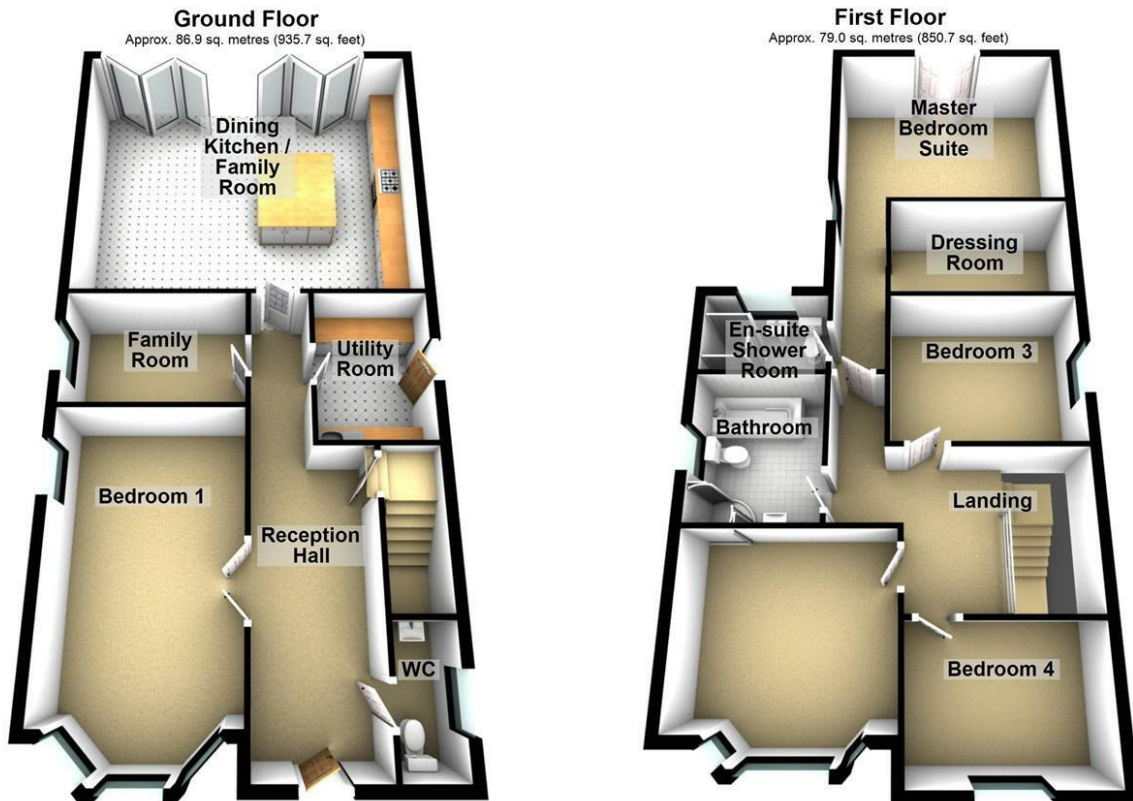
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Total area: approx. 166.0 sq. metres (1786.4 sq. feet)

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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	72	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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