

4 Bed House - Semi-Detached

Price £365,000

 Western Road, Mickleover, Derby, DE3 9GP



www.mypadsales.co.uk | 01332 40 25 25

My EST. 2012
Pad
PHILLIPS AND CO.

4 Bed House - Semi-Detached

£365,000

 Western Road, Mickleover, Derby, DE3 9GP

Occupying one of the most sought after locations in this highly aspirational village, is this comprehensively improved and thoughtfully extended period semi detached family home which must be viewed to appreciate the location, size of accommodation, plot size and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout. In brief; entrance porch and reception hall with feature original Minton tiled floor, light and spacious lounge / dining room , well equipped breakfast kitchen. On the first floor a landing leads to three double bedrooms and main bathroom, whilst on the second floor is the principal bedroom with shower room en-suite. Outside, to the rear is a gardeners delight, having a low maintenance entertaining area, lawned area ideal for children, kitchen garden which then leads through to a secret garden with summerhouse. The property is sold freehold. Council tax band C. Energy rating.

Entrance Porch

Having UPVC opaque double glazed entrance door and feature original Minton tiled floor. A timber and opaque glazed internal door leads to the:-

Reception Hall

Having feature original Minton tiled floor, radiator, ornate arch, coving to ceiling and staircase to first floor.

Lounge / Dining Room 25'8" x 12'8" (7.83 x 3.88)



The focal point of the room being the feature cast iron multi fuel burner on a raised tiled hearth with oak lintel, two radiators, television and media connection points, coving to ceiling, UPVC double glazed window to rear aspect and UPVC double glazed bow window to front aspect.



Breakfast Kitchen 17'4" x 10'5" (5.29 x 3.18)



Having a range of shaker style fitted base and drawer units with natural wood working surfaces, inset Belfast sink with hot and cold mixer tap, free standing gas cooker, Baxi wall mounted combination gas boiler, deep understairs storage cupboard, laminated wood effect floor, radiator, ceiling LED down lighters, UPVC double glazed window to side aspect and double glazed sliding patio doors giving views and access over the extensive mature rear garden.



First Floor Landing

With turned spindle balustrade and staircase to second floor.

www.mypadsales.co.uk

01332 40 25 25

My
EST. 2012
Pad
PHILLIPS AND CO.

4 Bed House - Semi-Detached

£365,000

 Western Road, Mickleover, Derby, DE3 9GP

Bedroom Two 15'9" x 12'3" (4.82 x 3.74)



Having radiator and two UPVC double glazed windows to front aspect.



Bedroom Three 13'0" x 10'5" (3.97 x 3.19)



Having radiator and UPVC double glazed window to rear aspect (offering delightful views over the garden).



Bedroom Four 11'7" x 10'4" (3.55 x 3.16)



Having radiator and UPVC double glazed window to rear aspect.

Main Bathroom



Having refitted modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a vanity unit and deep double ended panelled bath with mains fed shower over, glass shower screen, complimentary ceramic tiled wall with contrasting vinyl floor, chrome heater towel rail and UPVC opaque double glazed window to side aspect.

Second Floor Landing

With UPVC double glazed window to rear aspect.

Principal Bedroom 16'11" x 12'4" maximum (5.16 x 3.78 maximum)



Having radiator, bulk head storage, velux double glazed sky light to front aspect and UPVC double glazed window to rear aspect. A door leads to the:-

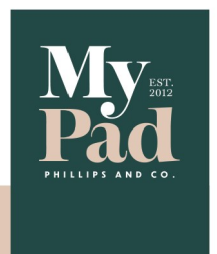


Shower Room En-Suite



Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity

www.mypadsales.co.uk | 01332 40 25 25



4 Bed House - Semi-Detached

£365,000

Western Road, Mickleover, Derby, DE3 9GP

unit and quadrant shower cubicle with Triton electric shower, complimentary ceramic tiled splash backs with contrasting vinyl floor, chrome heater towel rail, ceiling LED down lighters, extractor fan and velux double glazed sky light to front aspect.

Outside



The property occupies an extensive well tended mature plot, at this sought after location. To the front is a privet hedged and block paved fore court giving car standing space for two cars. An access gate at the side leads to the large rear garden, enclosed by a screen of privet hedging together with close panelled fencing, laid to a block paved and pea gravelled court yard area. Gates lead to an extensive lawn with an array of mature shrubs and trees, which in turn leads to the kitchen garden with raised beds together with further gravelled area and wooden summer house (measuring internally 4x 3.5m). The property also benefits from a cold water tap and garden lighting.



www.mypadsales.co.uk

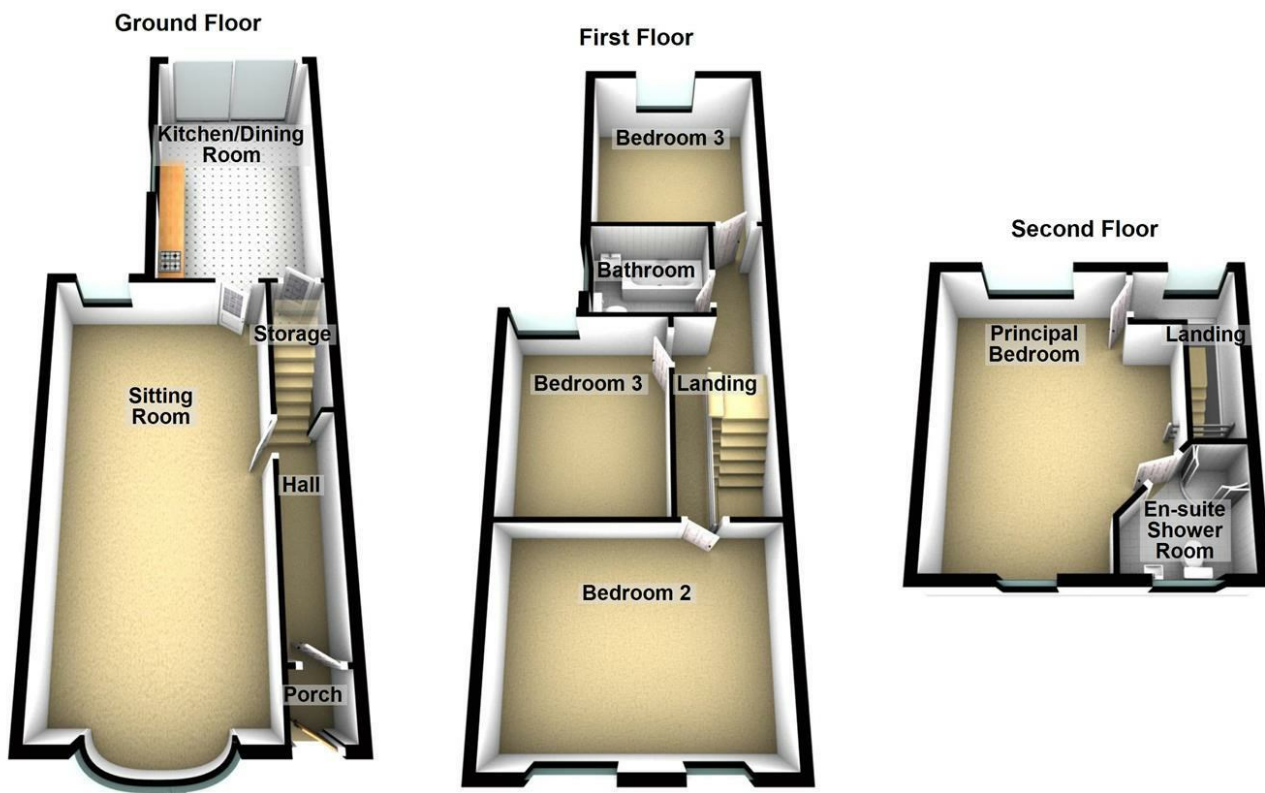
01332 40 25 25

My
EST. 2012
Pad
PHILLIPS AND CO.

4 Bed House - Semi-Detached

£365,000

Western Road, Mickleover, Derby, DE3 9GP



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC

www.mypadsales.co.uk

01332 40 25 25

