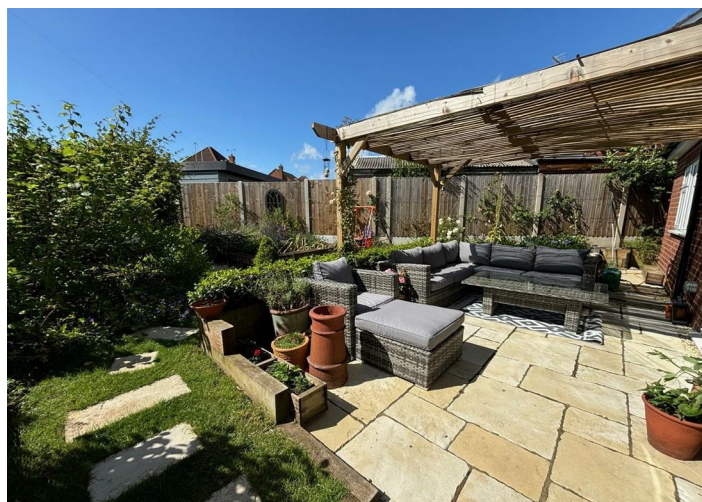


3 Bed House - Semi-Detached

Price £310,000

📍 Devonshire Drive, Mickleover, Derby, DE3 9HA



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TAKE THE VIDEO TOUR! A truly stunning home. This impressive traditional semi detached family home has been the subject of a comprehensive extension and high quality upgrade which must be viewed to appreciate the size of accommodation and wealth of high specification on offer. Sited on a mature landscaped plot and situated in this highly aspirational locality, this delightful property benefits from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, bay fronted dining room, charming sitting room with feature multi burner and bay over looking the garden, superior bespoke breakfast kitchen with feature range cooker, sizeable utility room with door leading to the kitchen garden. On the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is a three car forecourt and established gardens. The property is sold freehold. Council tax band C. Energy rating.

Reception Hall



Having composite and opaque double glazed entrance door with two UPVC opaque double glazed windows adjacent, feature circular port hole style window to side aspect, half panelled walls, original oak stripped floor, radiator and dog legged turned spindle staircase to first floor.

Guests Cloak Room/WC

Having modern white two piece suite comprising; low flush wc and floating corner wall mounted wash hand basin with complimentary ceramic tiled splash backs, contrasting ceramic tiled floor, extractor fan and electric panel heater.

Dining Room 13'10" x 11'5" (4.23 x 3.50)



The focal point of the room being the feature cast iron fire surround with open fire on a raised tiled hearth, picture rail, coving to ceiling, ornate ceiling rose, radiator and UPVC double glazed bay window to front aspect.

Sitting Room 12'11" x 11'10" (3.94 x 3.63)



The focal point of the room being the recessed cast iron multi fuel burner on a raised quarry tiled hearth with exposed

brick back plate, fitted shelving with storage, chimney breast, radiator, picture rail, television and media connection points, coving to ceiling, ornate ceiling rose and UPVC double glazed cant bay window with French door giving views and access over the landscaped rear garden.

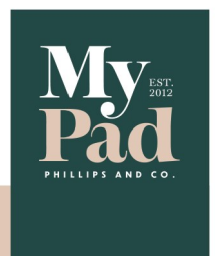
Breakfast Kitchen 19'10" x 11'11" (6.07 x 3.65)



Having a full range of shaker style fitted wall, base and drawer units with natural wood working surfaces together with a matching breakfast bar, inset Belfast sink with enamel side drainer and hot and cold mixer tap, integrated larder fridge, freezer, dish washer and wine cooler, integrated wine rack, the focal point of the room is the free standing five burner gas range with twin oven and grill, concealed canopy extractor hood with down lighter, ceiling LED down lighters with central pendant lighting, television point, complimentary ceramic tiled splash backs with contrasting lime stone effect tiled floor, radiator, velux double glazed sky light to rear aspect and UPVC double glaze

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window with adjacent bi-fold doors giving views and access over the private landscaped rear garden.



Utility Room 10'7" x 8'2" (3.25 x 2.49)



Again having a range of shaker style fitted base and full height storage cupboards with natural wood working surfaces, inset Belfast sink incorporating an enamel side drainer and hot and cold mixer tap, integrated washing machine, lime stone effect tiled floor, cathedral style ceiling with LED down lighters, radiator, UPVC double glazed window to front aspect and UPVC double glazed stable style door to side aspect.



First Floor Landing



With access to roof space (having pull down loft ladder, the loft being boarded and supplied with light) and UPVC double glazed window to side aspect.



Principal Bedroom 14'5" x 11'6" (4.40 x 3.52)



Having coving to ceiling, radiator, television connection point and UPVC double glazed bay window to front aspect.

Bedroom Two 11'11" x 11'0" (3.65 x 3.36)



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

Bedroom Three 7'10" x 6'4" (2.41 x 1.95)



Having radiator, coving to ceiling and feature oriel bay window to front aspect.

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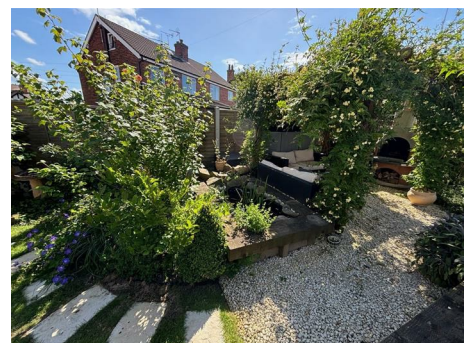
Bathroom 8'10" x 7'4" (2.70 x 2.24)



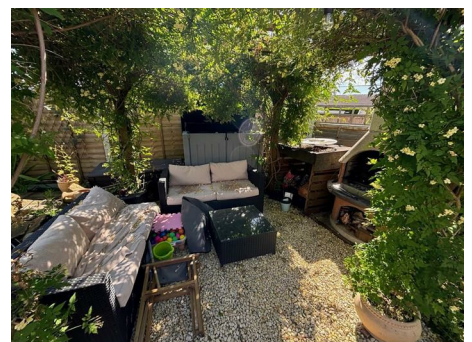
leads to the kitchen garden area with raised railway sleepers, patio area with ornate pergola, timber potting shed and outside double electric point. In turn a pathway leads to the delightful landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with Cotswold style patio area (with a pergola above), steps leading to a gravelled sun terrace (with ornate covered pergola), feature ornamental pond, raised planters, established trees and strubs, outside electric point, cold water tap and garden lighting.



Having been comprehensively fitted to provide a modern white three piece suite comprising; concealed flush wc and wash hand basin nestling in a shaker style vanity unit with storage cupboards and 'P' shaped double ended panelled shower bath with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting ceramic tiled floor, ceiling LED down lighters, period style heated towel rail and radiator and UPVC opaque double glazed windows to both front and side aspects.

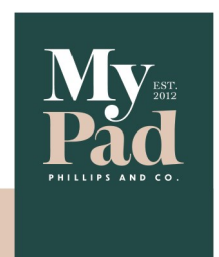


Outside



The property occupies a sizeable landscaped mature plot, at this sought after residential address. To the front is an open plan block paved fore court giving car standing space for three cars, with adjacent mature shrubs. A timber gate at the side

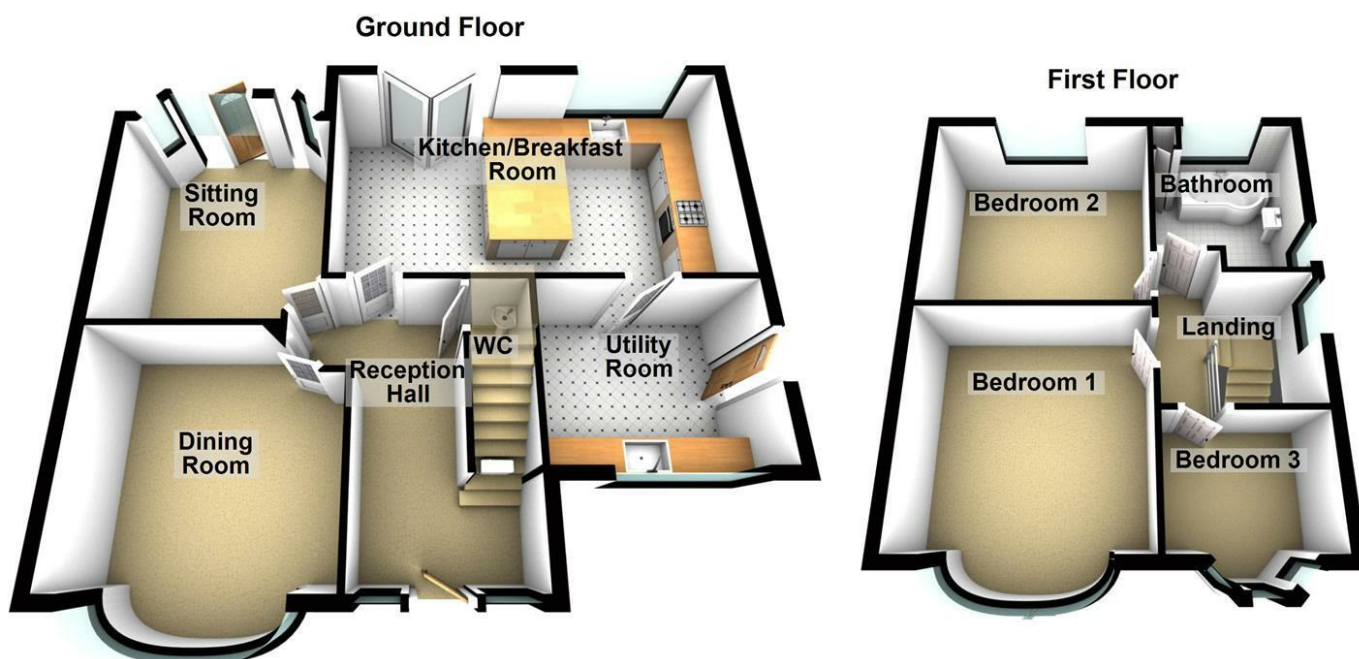
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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		

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