

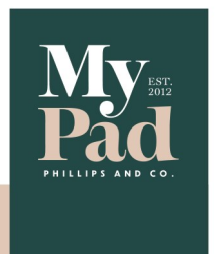
# 3 Bed House - Semi-Detached

£269,995

 Statham Close, Mickleover, Derby, DE3 0AH



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# 3 Bed House - Semi-Detached

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A quite superb J.S Bloor built semi detached family home occupying a private cul de sac position off the main Archer Drive and sited within walking distance of the Great Northern Greenway. This delightful house occupies a landscaped low maintenance plot within this sought after enclave and needs to be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed. In brief; reception hall, sitting room, well equipped dining kitchen with utility and Wc off. On the first floor a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and main bathroom with white suite. Outside is a two car forecourt and established gardens. Freehold. Council tax band C. Energy rating B.

## Reception Hall

Having composite and opaque double glazed entrance door, slate effect vinyl floor, radiator and staircase to first floor.

## Sitting Room 14'3" x 12'0" (4.35 x 3.67)



Having television and media connection points, deep understairs storage cupboard, radiator and UPVC double glazed window to front aspect.



## Dining Kitchen 12'2" x 11'11" (3.72 x 3.65)



Having a full range of white high gloss, soft close fitted wall, base and drawer units with granite effect laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting slate effect vinyl floor, inset granite composite sink top with vegetable preparation bowl, side drainer and extendable hot and cold mixer tap, integrated Bosch black glass four ring ceramic hob with matching splash back, canopy extractor hood with down lighter, electric fan assisted oven and grill, concealed larder fridge, freezer and dish washer, ceiling LED down lighters, radiator, ceiling extractor fan and UPVC double glazed windows with matching French doors giving views and access over the low maintenance landscaped rear garden.



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## Utility Area

Having a range of fitted soft close wall and base cupboards with laminated rolled edge working surfaces, integrated Bosch washing machine, concealed Ideal wall mounted combination gas boiler, slate effect vinyl floor and ceiling LED down lighters.

## Guest's Cloakroom / Wc



Having modern white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with complimentary ceramic tiled splash backs, contrasting slate effect vinyl floor, ceiling LED down lighters, radiator and feature half panelling to wall.

## First Floor Landing

With access to roof space (having pull down loft ladder, the loft being part boarded).

## Principal Bedroom 9'9" x 9'4" (2.98 x 2.86)



Having television connection point, radiator, recessed built in wardrobe with sliding mirrored doors, feature half panelled wall, UPVC double glazed window to rear aspect.

lighters, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

## Bedroom Two 10'2" x 8'9" (3.11 x 2.67)



Having radiator and UPVC double glazed window to front aspect.

## Bedroom Three 7'0" x 6'5" plus deep recess (2.14 x 1.98 plus deep recess)



Currently used as a dressing room and having a bulk head storage cupboard, radiator and UPVC double glazed window to front aspect.



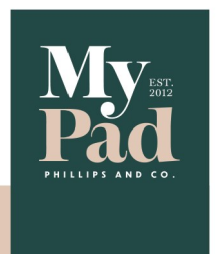
## Shower Room En-Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower with mains fed shower, chrome and glass sliding door and screen, complimentary ceramic part tiled walls with contrasting vinyl floor, radiator, ceiling LED down

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## Main Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome hand held shower attachment and mixer tap over, complimentary ceramic splash backs with contrasting vinyl floor, white enamel heated towel rail, ceiling LED down lighters, wall mounted extractor fan, fitted bevelled edged mirror, shaver socket and UPVC opaque double glazed window to side aspect.

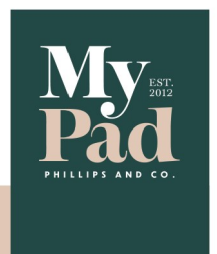
## Outside



The property occupies a delightful cul-de-sac position, within easy walking distance of the local nature trail and is sited on a low maintenance, landscaped plot. To the front is a tarmac fore court giving car standing space for two cars together with mature shrubs. At the side of the property a gate and pathway leads to the low maintenance landscaped rear garden, enclosed by close panelled fencing, laid to an artificial lawn with Indian sand stone patio area, timber decked full width sun terrace, outside double electric point and cold water tap.



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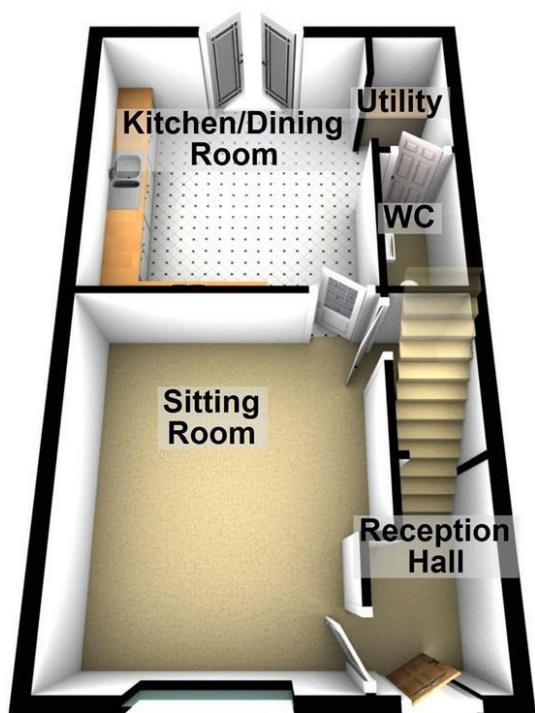


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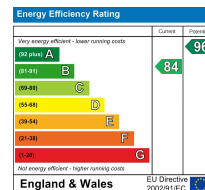
### Ground Floor



### First Floor



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