

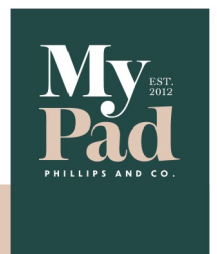
# 3 Bed House - Detached

Offers over £310,000

 Pendlebury Drive, Mickleover, Derby, DE3 9SS



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# 3 Bed House - Detached

# £310,000

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A quite superb modern detached family home situated at this rarely available address and sited on a south facing landscaped plot within the renowned Littleover community school catchment. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality accommodation. Gas centrally heated and UPVC double glazed throughout. In brief; reception hall, guest's cloakroom / Wc, light and spacious lounge / dining room, conservatory, well equipped breakfast kitchen. On the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is a three car forecourt and driveway leading to an attached brick garage with established gardens. Freehold. Council tax band C. Energy rating.

## Reception Hall

Having feature UPVC opaque double glazed entrance door, radiator, coving to ceiling and staircase to first floor.

## Guest's Cloakroom / Wc



Having modern two piece suite comprising; low flush wc and wall mounted corner wash hand basin with tiled splash backs, contrasting vinyl floor, radiator, coving to ceiling and UPVC opaque double glazed window to front aspect.

## Lounge / Dining Room 27'3" x 14'3" reducing to 8'8" (8.33 x 4.35 reducing to 2.65)

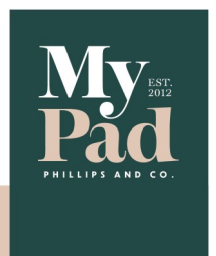


The focal point of the room being the feature marble fire surround with matching hearth and back plate, recessed log hologram effect electric living flame fire, television and media connection points, two radiators, for wall light points, coving to ceiling, UPVC double glazed square bay window to front aspect, door to kitchen and double glazed sliding patio doors to:-



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## Conservatory 9'9" x 9'8" (2.99 x 2.97)



Having vinyl floor, ceiling fan light, radiator and UPVC double glazed windows with matching French doors giving views and access over the private mature south facing rear garden.

## Breakfast Kitchen 17'1" x 9'4" (5.21 x 2.85)



Having been comprehensively refitted to provide a full range of shaker style, soft close wall, base and drawer units with feature granite working surfaces together with matching splash backs, inset Bosch black glass four ring hob with electric fan assisted double oven and grill, canopy extractor hood with down lighter, concealed larder fridge, freezer and dish washer, inset stainless steel sink top bowl with vegetable preparation bowl, hot and cold mixer tap, under cupboard halogen down lightening, ceiling LED down lighters, ceramic tiled floor, double radiator, deep understairs storage cupboard, door to garage, UPVC double glazed window and UPVC double glazed door to rear garden.



## First Floor Landing



With access to roof space, coving to ceiling, airing cupboard (housing the pre insulated cylinder) and UPVC opaque double glazed window to side aspect.

## Principal Bedroom 10'9" x 10'8" plus wardrobe depth (3.30 x 3.27 plus wardrobe depth)



Having a range of quality built in wardrobes, radiator, coving to ceiling and UPVC double glazed window to rear aspect.



## Bedroom Two 11'2" x 10'2" (3.41 x 3.12)



Having radiator and UPVC double glazed window to front aspect.

## Bedroom Three 8'2" x 7'0" (2.49 x 2.15)



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

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## Bathroom



Having refitted modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep double ended panelled bath with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a delightful south facing landscaped plot, at this popular residential address, sited within the renowned Littleover Community School catchment area. To the front is an open plan gravelled fore garden with established blossom tree, with an adjacent block paved driveway giving car standing space for approximately three/four cars. This in turn

leads to the attached brick garage, measuring internally 5.50 x 2.49m, having up and over door, rear internal personal door, having space and plumbing for automatic washing machine and supplied with power and light. A wooden access gate and pathway leads to the private south facing, landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with adjacent block paved courtyard area, pathway, timber decked sun terrace, mature shrubbed borders, outside cold water tap, electric point and garden lighting.



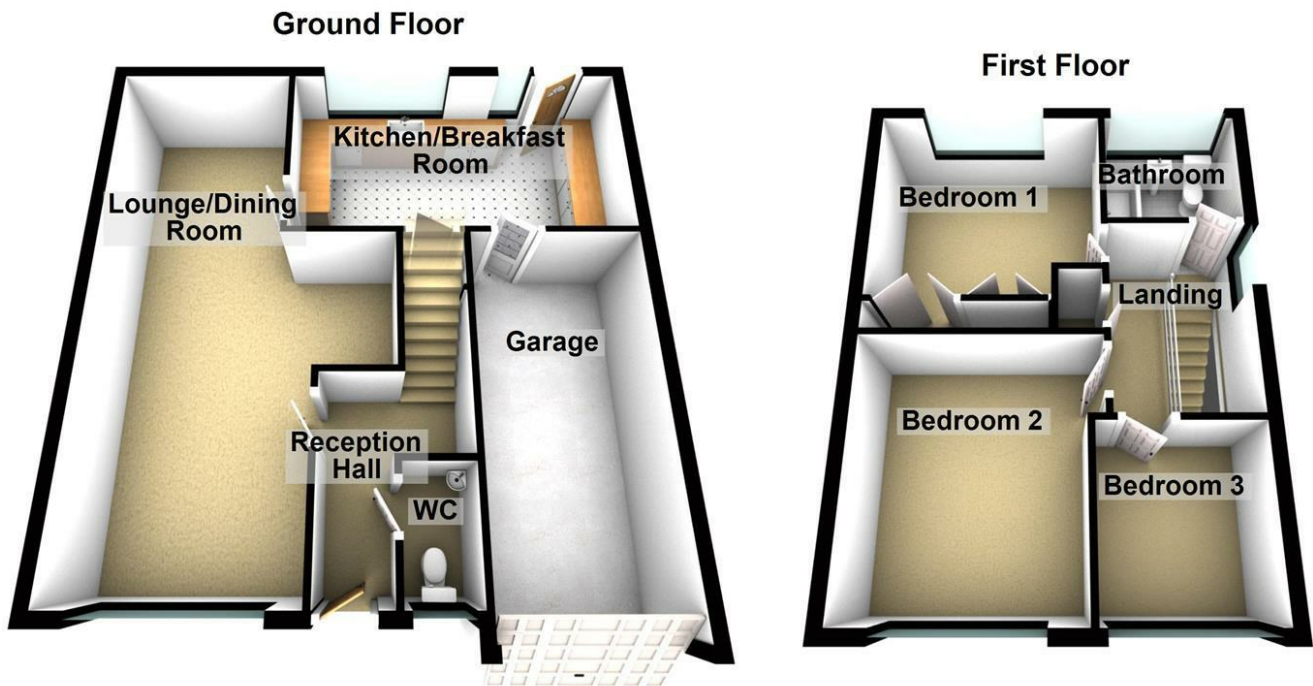
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

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