

4 Bed House - Detached

Price £350,000

 Tiverton Close, Mickleover, Derby, DE3 0SE



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Arguably the best example of its type to be brought to the market. This superb modern detached family home has been the subject of a comprehensive upgrade by the current owners to provide a beautifully appointed high specification home which requires a full inspection to appreciate the location, plot and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated property briefly comprises; reception hall, guest's cloakroom / Wc, sitting room, dining room, conservatory, well equipped kitchen boasting a range of integrated appliances. On the first floor a landing leads to four bedrooms and bathroom with luxury white four piece suite. Outside, the property occupies a mature south facing landscaped plot with three car driveway and garaport leading to a brick garage. Freehold. Council tax band D. Energy rating D.

Canopied Storm Porch

To:-

Reception Hall



Having composite and opaque double glazed entrance door, feature natural wood floor, coving to ceiling, UPVC opaque double glazed window to side aspect, radiator and turned spindle staircase to first floor.



Guest's Cloakroom / Wc



Having modern contemporary white two piece suite comprising; low centre flush wc and corner wash hand basin nestling on a white high gloss vanity unit, powder coated contemporary style radiator, complimentary ceramic tiled splash backs with contrasting vinyl floor, coving to ceiling and UPVC opaque double glazed window to side aspect.

Sitting Room 16'6" x 11'6" maximum (5.03 x 3.52 maximum)



The focal point of the room being the feature marble fire surround with matching hearth and back plate with recessed electric log effect living flame fire, mantel shelf, down lighters, television and media connection points, three wall light points, vertical contemporary style radiator, coving to

ceiling and UPVC double glazed bow window to front aspect. An open arch leads to the:-



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Dining Room 11'1" x 8'4" (3.40 x 2.55)



Having coving to ceiling, contemporary style vertical radiator, door to kitchen and double glazed sliding patio doors to:-

Conservatory 11'1" x 9'11" (3.40 x 3.03)



Having oak effect laminate floor, vertical contemporary style radiator, UPVC double glazed windows with adjacent French door giving views and access over the mature landscaped rear garden.

Fitted Kitchen 12'8" x 8'2" (3.88 x 2.50)



Having a full range of handleless, soft close white high gloss fitted wall, base and drawer units with halogen under cupboard down lighting together with low level halogen lighting, inset granite

composite sink top with side drainer, hot and cold mixer tap, integrated Neff stainless steel four burner gas hob with concealed canopy extractor hood and down lighters, electric fan assisted oven and grill, AEG microwave, larder fridge and freezer, integrated dish washer and wine cooler, space and plumbing for automatic washing machine, complimentary ceramic tiled splash backs with contrasting slate effect vinyl floor, large understairs storage cupboard, concealed wall mounted combination gas boiler, contemporary style vertical radiator, door to garage and UPVC double glazed window to rear aspect.



First Floor

Landing



With access to roof space (having pull down loft ladder, the loft supplied with power).

Principal Bedroom 13'6" x 8'5" (4.12 x 2.58)



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

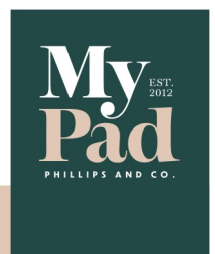


Bedroom Two 11'9" x 9'0" (3.59 x 2.76)



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

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Bedroom Three 8'6" x 6'11" plus recess (2.60 x 2.12 plus recess)



Having large deep built in double wardrobe, radiator, coving to ceiling and UPVC double glazed window to rear aspect.

Bedroom Four 8'5" x 7'6" (2.57 x 2.30)



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

Bathroom



Having modern contemporary white four piece suite comprising; low centre flush wc, pedestal wash hand basin, deep panelled bath and walk in quadrant shower cubicle with Triton electric

shower, chrome and glass shower cabinet and door, complimentary ceramic tiled walls with contrasting bleached oak laminate floor, chrome heated towel rail, ceiling halogen down lighter with integrated extractor fan and UPVC opaque double glazed window to rear aspect.



Outside



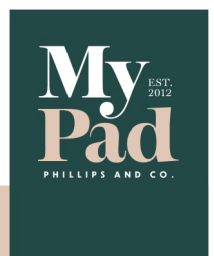
The property occupies a mature landscaped plot at this sought after residential address. To the front is an open plan shrubbed fore garden with feature block paved cobbled stone effect driveway, giving car standing space for three cars. This in turn leads to the attached garaport, measuring internally 4.64 x 2.48m, having cobbled stone effect block paved

flooring, double garage doors, door to garden and lighting. This in turn leads to the attached brick garage, measuring internally 5.81 x 2.51m, having feature electronic motorised roller shutter door, side personal door and supplied with power and light. The south facing rear garden is landscaped, enclosed by close panelled fencing, laid to a shaped lawn with Cotswold style patio area, ornamental pergola, feature timber decked sun terrace with mature shrubbed borders, cold water tap and garden lighting.



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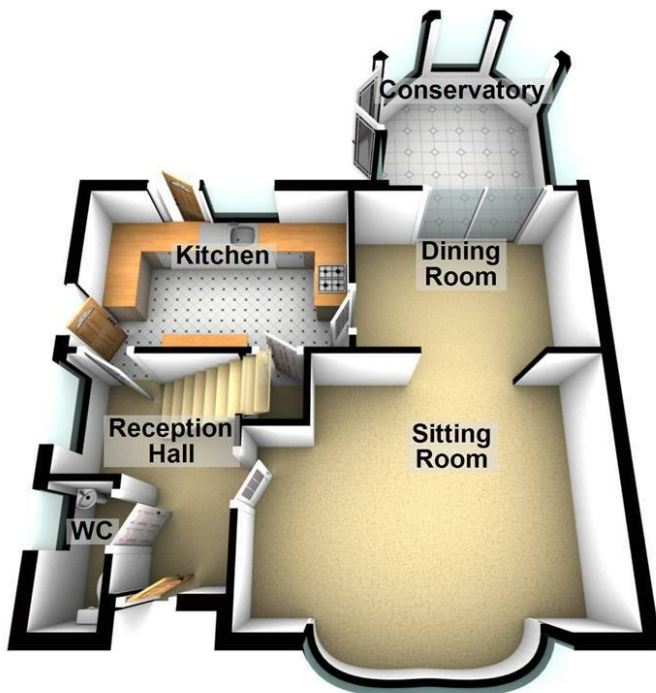


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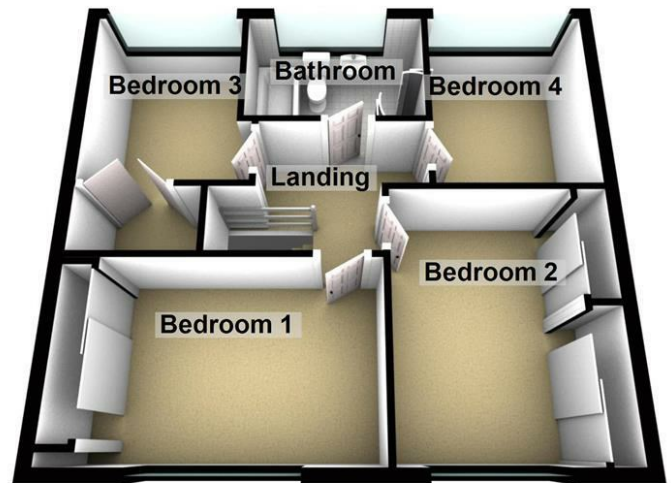
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Ground Floor



First Floor



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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		
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		80	66

EU Directive 2002/91/EC

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