

4 Bed House - Detached

Price £430,000

 Vicarage Court, Mickleover, Derby, DE3 0EJ



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A superb modern detached family home. One of only six, constructed in 1986 by messrs WD Hillier Developments to a high standard and occupying arguably the best plot in this sought after and rarely available cul de sac. This delightful property stands on a sizeable south facing plot and offers immense potential to further improve or extend (Subject to local authority planning consents). Gas centrally heated and UPVC double glazed. In brief; Reception hall, guest's cloakroom / Wc, sitting room, well equipped dining kitchen. On the first floor a landing leads to four bedrooms and bathroom with modern five piece suite. Outside is a tarmac driveway with gravelled area offering ample car parking together with ancillary caravan / motorhome space and low maintenance rear garden. The property is sold freehold. Council tax band D. Energy rating C. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Reception Hall



Having UPVC opaque double glazed entrance door, ceramic tiled floor, two radiators, understairs storage cupboard and dog legged staircase to first floor.



Guests Cloak Room/WC



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

Sitting Room 20'2" x 11'6" (6.15 x 3.52)



The focal point of the room being the feature fire surround with veined marble hearth and matching back plate, electric

coal effect living flame fire, television and media connection points, two radiators, two wall light points, coving to ceiling, double glazed sliding patio doors to rear garden and UPVC double glazed box bay window to front aspect.



Dining Kitchen 20'2" x 12'4" (6.15 x 3.77)



Having a full range of high gloss fitted wall, base and drawer units with laminated working surfaces, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor together with a carpeted area,

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inset Neff ceramic hob with electric fan assisted oven and grill, space and plumbing for automatic washing machine and dish washer, coving to ceiling, two radiators, television connection point, UPVC double glazed windows to both front and rear aspects, door to garage and UPVC opaque double glazed window to rear garden.



First Floor Landing



With UPVC double glazed picture window to rear aspect and access to roof space.

Principal Bedroom 11'7" x 10'9" (3.54 x 3.28)



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



Bedroom Four 9'0" x 8'7" (2.75 x 2.64)

Having a full height airing cupboard (housing the pressurised hot water cylinder), radiator and UPVC double glazed window to rear aspect.

Luxury Bathroom



Having a white five piece suite comprising; low centre flush wc, floating wash hand basin, bidet, panelled bath and walk in wet area having chrome mains fed shower and glass shower screen, complimentary ceramic melamine panelled walls with contrasting floor, ceiling LED down lighters with integrated extractor fan, chrome heated towel rail, shaver socket and UPVC opaque double glazed window to front aspect.

Bedroom Two 11'8" x 9'0" (3.56 x 2.75)



Having radiator and UPVC double glazed window to rear aspect.



Bedroom Three 10'9" x 8'8" (3.29 x 2.65)



Having radiator and UPVC double glazed window to front aspect.



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Outside



The property occupies arguably one of the best locations in Mickleover, sited on a private court yard area of only five residences. The property is situated in the far left hand corner and is located on a landscaped and sizeable south facing plot. To the front is a wrought iron gate which leads to a walled low maintenance gravelled fore garden with mature shrubbed borders. This in turn leads to a tarmac and gravelled driveway, giving car standing space for several cars together with motorhome or caravan standing space. The attached double garage measures internally 5.42 x 4.89, having an electronic motorised up and over garage door, wall mounted boiler, internal and external doors, cold water tap and supplied with power and light. The private south facing rear garden is enclosed by close panelled fencing, laid to a feature artificial lawn with gravelled patio area, mature shrubs, garden and security lighting.



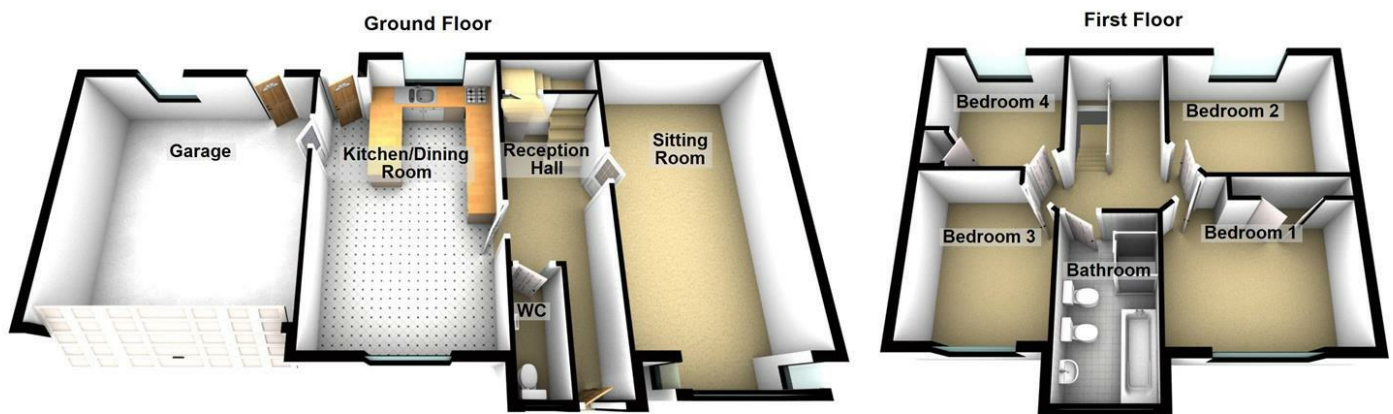
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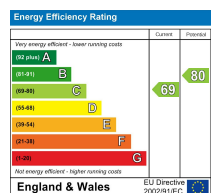
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