

3 Bed House - Semi-Detached

Offers over £260,000

📍 Western Road, Mickleover, Derby, DE3 9GS



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EST. 2012
BY PAD GROUP

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A delightful light and spacious semi detached home situated at one of Mickleover's highly aspirational addresses and located on a sizeable wide mature south facing plot. This impressive property has been the subject of a comprehensive upgrade over the years and still offers the discerning purchaser the opportunity to extend further to the side or rear (Subject to local authority planning consents). Gas centrally heated and UPVC double glazed. In brief; reception hall, lounge / dining room, kitchen. On the first floor a landing leads to three bedrooms and bathroom with luxury white four piece suite. Outside, the property offers ample car parking and driveway with garage space (Subject to consent). The established gardens are complimented by a summer house / home office. The property is sold freehold. Council tax band C. Energy rating D. SOLD WITH NO UPWARD CHAIN.

Canopied Storm Porch

To:-

Reception Hall



Having feature composite and opaque double glazed entrance door, ceramic tiled floor, radiator, UPVC double glazed window to side aspect and staircase to first floor



Lounge / Dining Room 24'8" x 11'3" maximum (7.54 x 3.45 maximum)



Having a feature wooden fire surround with tiled hearth, wood grain effect laminate floor, two radiators, television and media connection points, coving to ceiling and double glazed sliding patio doors giving views and access over the landscaped south facing rear garden.



Fitted Kitchen 10'7" x 8'3" (3.23 x 2.52)



Having a range of shaker style wall, base and drawer units with laminated rolled edge working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap, space and plumbing for automatic washing machine, Hotpoint free standing stainless steel gas cooker with electric fan assisted double oven and grill, halogen under cupboard down lighting, space for larder fridge and freezer, concealed Worcester wall mounted combination gas boiler, large walk in pantry, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, chrome heated towel rail, UPVC double glazed window and UPVC double glazed door giving views and access over the private south facing rear garden.

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First Floor Landing



With UPVC double glazed picture window to side aspect.

Principal Bedroom 12'7" x 11'2" (3.84 x 3.41)



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

Bedroom Two 10'6" x 8'11" (3.22 x 2.73)



Having a radiator and UPVC double glazed window to rear aspect.

Bedroom Three 8'7" x 6'2" (2.63 x 1.90)



Having radiator and UPVC double glazed window to side aspect.

Bathroom



Having modern contemporary white four piece suite comprising; concealed flush wc, floating wall mounted wash hand basin, deep double ended panelled bath and walk in tiled shower cubicle with feature fixed head mains fed drench shower together

with hand held shower attachment, ceiling LED down lighters, complimentary ceramic part tiled walls together with contrasting ceramic tiled floor, powder coated heated towel rail and UPVC opaque double glazed window to side aspect.



Outside



The property occupies a sizeable mature landscaped south facing plot at this sought after address. To the front is a fenced and beech hedged boundary leading to a block paved and gravelled fore court and driveway giving car standing space for three cars (the property also enjoys an electric car charging point). The rest being laid to deep filled mature shrubbed borders. A wooden access gate in turn leads to a further blocked paved driveway (offering further car standing space together with garage space, subject to local authority planning consent) and sizeable private rear garden, enclosed by close panelled fencing and laid to a shaped lawn with block paved and gravelled patio area, deep filled mature shrubbed borders, cold water tap, double electric point, garden and security lighting.

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A particular feature to the rear of the property is the sizeable home office/garden room, measuring internally 3.76 x 2.74, supplied with power and light, French door and matching windows.



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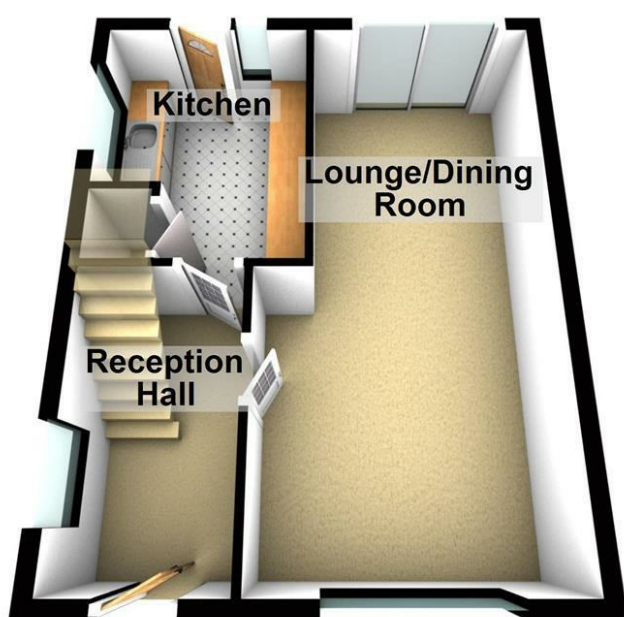
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Ground Floor



First Floor



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