

7 Bed House - Semi-Detached

Price £795,000

📍 Station Road, Mickleover, Derby, DE3 9FH



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**Phillips
& Co**
EST. 2012
BY PAD GROUP

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TAKE THE VIDEO TOUR! My Pad Phillips & Co are delighted to bring to the market one of Mickleover's finest houses. Brought to the market for the first time in eighteen years after a full restoration and impressive upgrade, this substantial character home requires a full inspection to appreciate the location, size of plot and wealth of sizeable quality appointments on offer. In brief; Reception hall with feature original Minton tiled floor, drawing room, separate dining room, superior bespoke kitchen with breakfast area and snug off, separate Wc. On the lower ground floor is a superb cinema room which offers a variety of uses. To the first floor a landing leads to three double bedrooms (Principal bedroom with en-suite) and main bathroom. To the second floor there are four further bedrooms and shower room. Outside, the property stands in private landscaped grounds via electric motorised gates of approximately 1/4 of an acre, having a range of brick outbuildings together with a separate garage and ancillary room (used as a studio / gym) with home office above. The property is sold freehold. Council tax band F. Energy rating D.

Veranda Style Storm Porch

With central light, to:-

Reception Hall 21'10" x 6'4"

(6.67 x 1.95)



Having original timber and glazed entrance door with feature original Minton tiled floor, picture rail, ornate coving and ceiling rose, double glazed window to side aspect, two period style radiators and sweeping dog legged turned spindle staircase to first floor.



Dining Room 18'0" x 13'11"

(5.49 x 4.26)



The focal point of the room being the feature Adam style fire surround with cast iron open fire on a raised granite hearth, solid wood floor, period style radiators, secondary double glazed window to side aspect, original ornate coving and ceiling rose, secondary double glazed cant bay window to front aspect.



Drawing Room 18'8" x 14'11"

(5.69 x 4.55)



The focal point of the room being the feature cast iron fire surround with recessed cast iron multi fuel burner on a raised granite hearth, two period style radiators, original ornate coving and ceiling rose, picture rail and single glazed cant bay window to front aspect.



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Breakfast Kitchen 21'9" x 9'1" (6.63 x 2.78)



Having a full range of shaker style wall and base cupboards with feature granite working surfaces together with matching splash backs, inset sink bowl with vegetable preparation bowl, hot and cold mixer tap together with a filter tap, the focal point of the room being the Range Master six burner gas range with double oven, grill and pan warmer, concealed extractor hood with down lighter, integrated wine rack, dish washer and larder fridge, powder coated full height radiator, Karndean wood effect vinyl floor, two original sash windows to rear aspect, timber and double glazed door to rear and door to basement studio/cinema room.



Snug 11'0" x 10'9" (3.37 x 3.29)



Having original built in stripped and waxed storage cupboards, cast iron multi fuel burner on a raised slate hearth, wood grain effect Karndean vinyl floor, period style radiator, feature original servant bells, double glazed sash window to rear aspect and recessed full height boiler room (housing the wall mounted combination gas boiler).

Guests Cloak Room/WC



Having period style two piece suite comprising; concealed flush wc and wash hand basin nestling on a shaker style vanity unit, half panelled walls, radiator, Karndean oak effect vinyl floor, picture rail and secondary double glazed opaque window to side aspect.

Basement Studio/Cinema Room 20'6" x 13'9" maximum (6.25 x 4.21 maximum)



Having a wood grain effect Karndean floor, two period style radiators, two double glazed windows and ceiling LED down lighters.



First Floor Galleried Landing



With turned spindle balustrading, two radiators, secondary double glazed window to rear aspect, ornate coving to ceiling and turned spindle staircase to second floor.

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Principal Bedroom Suite 16'0" x 15'0" (4.89 x 4.58)



The focal point of the room being the original cast iron open fire, television connection point, period style radiator, ornate coving to ceiling, secondary double glazed window to front aspect and door leading to the:-



Shower Room/En Suite 15'0" x 8'11" (4.58 x 2.74)



Having original cast iron open fire together with a white period style four piece suite comprising; low centre flush wc, his and hers wash hand basin nestling on a marble shaker style vanity unit and walk in double tiled shower with feature fixed head mains fed drench shower together with hand held shower attachment, radiator, picture rail, ornate coving to ceiling, period style heated towel rail and opaque secondary double glazed window to rear aspect.



Second Bedroom 15'3" x 15'0" (4.65 x 4.59)



Having original feature cast iron open fire, two radiators, coving to ceiling and secondary double glazed windows to both side and front aspects.



Bedroom Three 14'0" x 12'10" (4.27 x 3.93)



Having original cast iron open fire, fitted shelving and cupboard, radiator, coving to ceiling and secondary double glazed windows to both side and rear aspects.

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Main Bathroom



Having period style white four piece suite comprising; low centre flush wc, pedestal wash hand basin, feature free standing double ended bath with claw feet, chrome shower attachment and mixer tap over, quadrant shower cubicle with fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting ceramic tiled floor, period style heated towel rail, ceiling halogen down lighters and opaque double glazed window to front aspect.



Second Floor Galleried Landing



With spindle balustrade, radiator and secondary double glazed window to rear aspect.



Bedroom Four 14'11" x 14'2" (4.55 x 4.32)



Having original cast iron open fire, stripped and waxed floor boards, two radiators, original working servants bell, secondary double glazed windows to front aspect.

Bedroom Five 15'2" x 14'11" (4.63 x 4.55)



Having feature half panelled walls, original cast iron open fire, stripped and waxed floor boards, picture rail and secondary double glazed windows to both side and front aspects.



Bedroom Six 15'1" x 12'9" (4.61 x 3.91)



Having original cast iron open fire, recessed built in storage cupboard, stripped and waxed floor boards, radiator, picture rail and secondary double glazed windows to both side and rear aspects.

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Bedroom Seven 14'11" x 5'10" (4.57 x 1.78)

Having radiator and velux sky light to rear aspect.

Shower Room 10'1" x 6'5" (3.09 x 1.96)



Having a modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in shower with chrome mains fed shower, chrome and glass shower cabinet and bi-fold doors, complimentary ceramic tiled walls with contrasting ceramic tiled floor, radiator, ceiling halogen down lighters and secondary double glazed window to front aspect.

Outside



The property stands in grounds extending to approximately 1/4 of an acre (not measured). To the front is a screen of well trimmed trees, hedged boundaries,

together with close panelled fencing, with adjacent twin wrought iron motorised security gates. These lead to a lawned and gravelled forecourt, pathway and adjacent driveway, which in turn lead to wooden security gates, with a further gravelled driveway giving standing space for several cars. A double garage and fitness studio are accessed from the driveway (garage measuring 5.63 x 2.82m, with the studio measuring internally 5.81 x 5.77m). Adjacent to the garage is an ancillary store with further brick out buildings (one of them being the original working outside wc). Above the studio and garage is a purpose built fitted home office, measuring internally 7.27 x 5.36, having laminated floor, bulk head storage, power, light, ceiling LED down lighters, two velux double glazed sky lights and separate wc. The rest of this area is laid to a shaped lawn with blue brick block paved patio entertaining area with mature shrubbed borders. Further on from this area is hedging and an ornamental wrought iron arch, leading to the extensive shaped lawn, screened by mature shrubs and trees with an Indian style sand stone terrace, raised kitchen garden area with gravelled pathways. The garden also benefits from an outside cold water tap, garden and security lighting.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	67	81
EU Directive 2002/91/EC		