

3 Bed Bungalow - Detached

Price £290,000

 Draycott Drive, Mickleover, Derby, DE3 0QE



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A substantial modern detached bungalow situated in this ever popular locality offering impressive light and spacious accommodation which must be viewed to be appreciated. Gas central heating together with UPVC double glazing. In brief; entrance porch, reception hall, sizeable sitting room, well equipped kitchen, superior conservatory overlooking the private rear, three bedrooms and shower room. Outside are landscaped gardens, driveway and garage. The property is sold freehold. Council tax band C. Energy rating. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Brick Entrance Porch

Having feature composite and opaque double glazed entrance door with quarry tiled floor.

Reception Hall



Having timber and opaque glazed internal door, wood grain effect laminate floor, radiator, two full height storage and airing and cupboards and access to roof space (having pull down loft ladder).



Sitting Room 19'4" x 11'5" (5.91 x 3.48)



Having cast iron wood burner, laminated wood effect floor, two radiators, television and media connections points, two wall light points, UPVC double glazed window to side aspect and UPVC double glazed French doors giving views and access over the private gardens.



Conservatory 15'3" x 10'9" (4.65 x 3.29)



Having two wall light points, radiator, UPVC double glazed bay window and UPVC opaque double glazed door to side aspect.

Fitted Kitchen 12'4" x 7'5" (3.77 x 2.27)



Having a full range of white high gloss wall, base and drawer units with laminated rolled edge working surfaces, inset black glass four ring hob with electric fan assisted double oven and grill, concealed canopy extractor hood with down lighter, space and plumbing for automatic washing machine and dish washer, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and

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cold mixer tap, space for fridge freezer, UPVC double glazed window to front aspect and UPVC double glazed door to side aspect.



**Principal Bedroom 12'4" x 9'6"
plus door recess (3.77 x 2.90
plus door recess)**



Having a radiator and double glazed window to rear aspect.

**Second Bedroom 11'0" x 9'5"
plus door recess (3.37 x 2.89
plus door recess)**



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

Bedroom Three 8'9" x 6'8" (2.69 x 2.05)

Having radiator and UPVC double glazed window.

Wet Room

Having three piece suite comprising; white low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and walk in wet area with chrome mains fed shower, frameless glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling halogen down lighters and UPVC opaque double glazed window to front aspect.

Outside



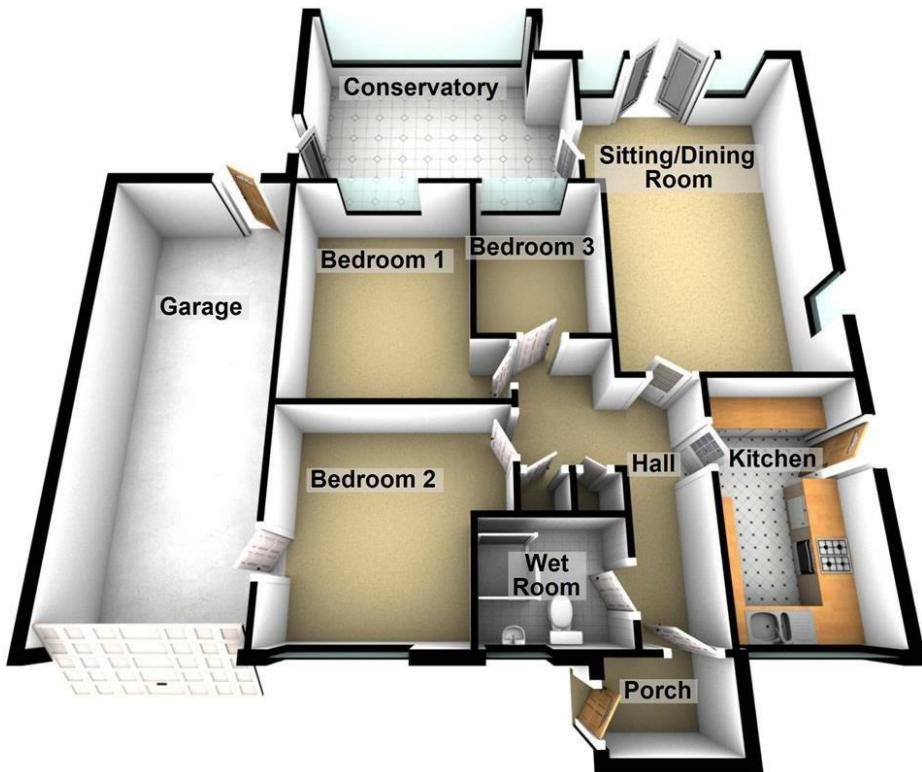
The property occupies a delightful professionally landscaped plot at this popular residential address. To the front is a fenced boundary leading to a gravelled fore court area with block paved pathways and gated access to the rear. At the side of the property is a two car driveway leading to the sizeable brick garage, measuring internally 7.25 x 2.83m, having a motorised roller shutter garage door, rear personal door, access to separate pitched roof space and supplied with power and light. The private rear garden is enclosed by close panelled fencing, together with brick walling, laid to a shaped lawn with Cotswold style patio area, Indian stand stone pathway leading to a separate sun terrace, timber potting shed, cold water tap and security lighting.

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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
58-68	D		
48-57	E		
31-47	F		
21-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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