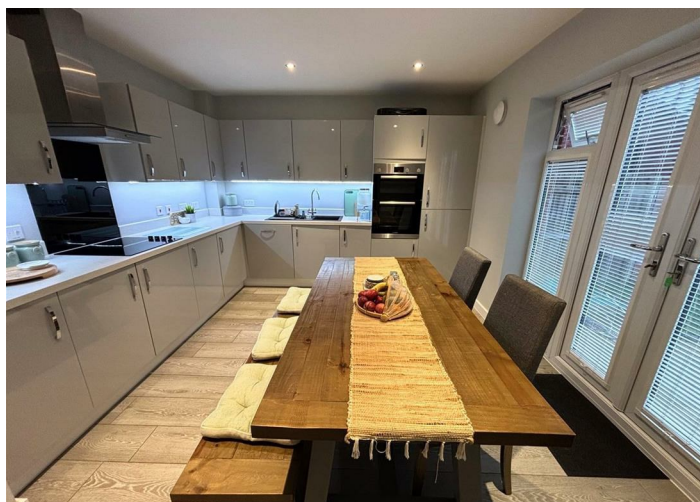


## 3 Bed House - Detached

Price £325,000

📍 Archer Drive, Mickleover, Derby, DE3 0AG



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# 3 Bed House - Detached

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An immaculate high specification modern detached family home constructed by messrs JS Bloor to their usual exemplary standards, situated in this highly sought after enclave. Gas centrally heated and UPVC double glazed, the property briefly comprises: reception hall, guest's cloakroom / Wc, bay fronted sitting room, stunning dining kitchen boasting a range of integrated appliances, utility area. On the first floor a landing leads to three bedrooms (principal bedroom with fitted wardrobes and shower room en-suite) and main bathroom. Outside are established gardens, three car driveway and semi detached brick garage. The property is sold freehold. EPC Rating B. Council tax band D. The property comes furnished with colonial blinds to all rooms except the kitchen.

## Veranda Style Storm Porch

To:-

## Reception Hall



Having composite and opaque double glazed entrance door, feature natural oak Porcelanosa ceramic tiled floor, radiator and staircase to first floor.

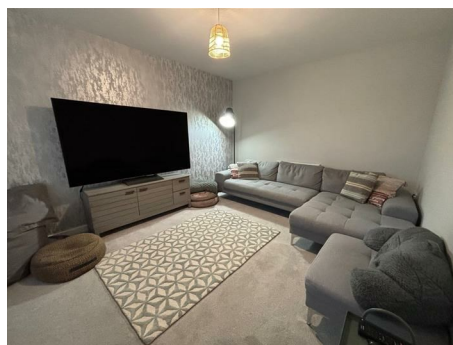


## Guest's Cloakroom / Wc



Having modern contemporary white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with complimentary ceramic tiled splash backs, radiator, wall mounted extractor fan and natural oak effect ceramic tiled floor.

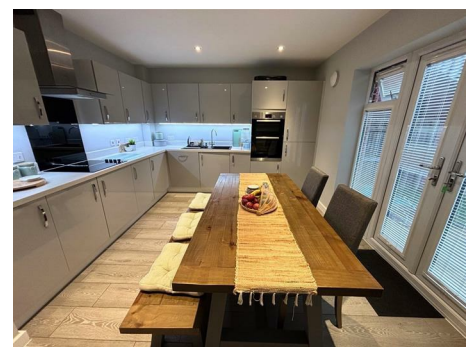
## Sitting Room 16'6" x 10'9" (5.05 x 3.28)



Having television and media connection points, radiator and UPVC double glazed square bay window with colonial blind to front aspect.



## Beautifully Appointed Dining Kitchen 14'3" x 11'4" (4.35 x 3.46)



Having a full range of high gloss soft close fitted wall, base and drawer units with contemporary chrome handles, laminated working surfaces, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, Porcelanosa natural oak ceramic tiled floor, integrated Bosch black glass four ring



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electric hob with matching splash back, canopy extractor hood with down lighter, electric fan assisted double oven and grill, integrated larder fridge, freezer and dish washer, under cupboard halogen down lighting, ceiling LED down lighters, radiator, television connection point, wall mounted extractor fan and UPVC double glazed French doors with matching picture windows giving views and access over the landscaped rear garden.

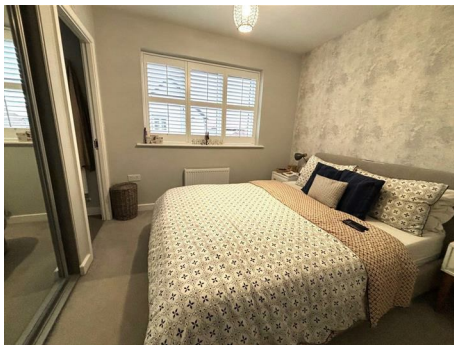
## Utility Area

Having fitted high gloss soft close wall and base cupboards with laminated working surfaces, natural oak ceramic tiled floor, space and plumbing for automatic washing machine, space for dryer, concealed Ideal wall mounted combination gas boiler providing domestic hot water and gas central heating, wall mounted extractor fan and radiator.

## First Floor Landing

With access to roof space, large full height storage cupboard and UPVC opaque double glazed window to side aspect.

## Principal Bedroom 9'6" x 9'6" plus wardrobe depth (2.91 x 2.90 plus wardrobe depth)



Having a range of built in mirrored wardrobes with ample hanging rail and shelving space, television connection point, radiator and UPVC double glazed window with colonial blind to front aspect. A door leads to the:-



## Bedroom Two 10'0" x 9'5" (3.05 x 2.89)



Having radiator and UPVC double glazed window with colonial blind to rear aspect.

## Bedroom Three 9'4" x 7'7" (2.85 x 2.33)



Having radiator and UPVC double glazed window with colonial blind to rear aspect.

## Main Bathroom



Having modern contemporary white three piece suite comprising; low centre flush wc, floating wash hand basin nestling on a high gloss vanity unit and panelled bath with chrome shower attachment and mixer tap,

## Shower Room En-Suite



Having modern white three piece suite comprising; low centre flush wc, floating wash hand basin nestling on a high gloss vanity unit and recessed tiled shower cubicle with mains fed shower, complimentary ceramic tiled splash backs with contrasting porcelain tiled floor, white enamel heated towel rail, ceiling LED down lighters, large fitted mirror, wall mounted extractor fan and UPVC opaque double glazed window with colonial blind to front aspect.



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complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, white enamel heated towel rail, fitted bevelled edged vanity mirror, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window with colonial blind to side aspect.

## Outside



The property occupies a sizeable mature professionally landscaped plot, at this highly sought after residential address. To the front is a slate chipped low maintenance border with adjacent tarmac driveway giving car standing space for two/three cars and leading to the semi detached brick garage, measuring internally 5.9 x 3.15m, having up and over door, pitched tiled roof space and supplied with power and light. To the side of the property a wooden access gate leads to the private landscaped rear garden, enclosed by brick walling together with close panelled fencing, laid to a sweeping shaped lawn with patio area and pathway, feature circular gravelled sun terrace, raised planters, double electric point and cold water tap.

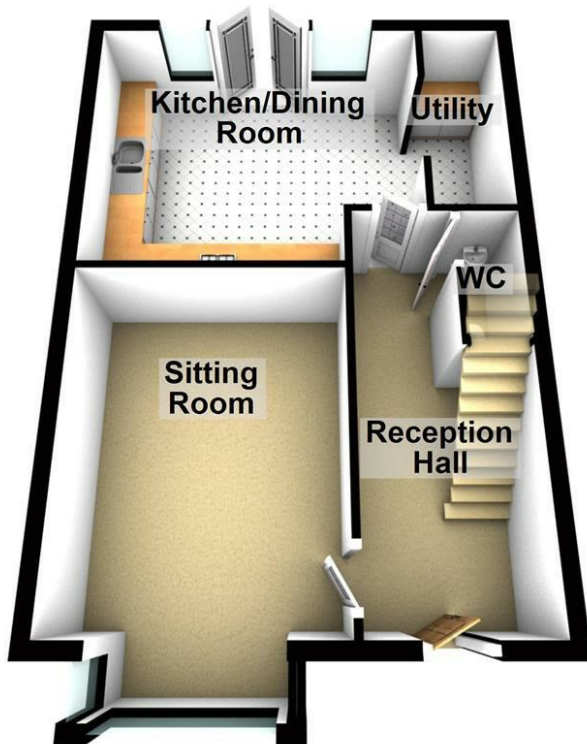
## 3 Bed House - Detached

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## Ground Floor



## First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive Council Directive 2002/91/EC	