

3 Bed Bungalow - Detached

Price £449,950

 Carnoustie Close, Mickleover, Derby, DE3 9YD



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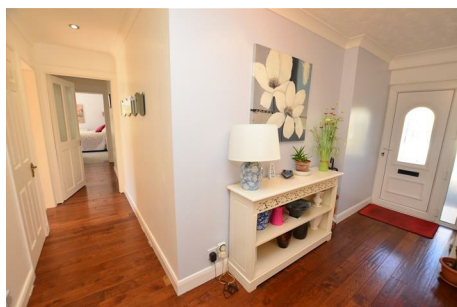
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A substantial executive detached bungalow of some 142 square metres, situated in this highly aspirational enclave and sited on a delightful south facing landscaped plot. This superior home has been the subject of a comprehensive extension and upgrade programme to provide high specification comfortable accommodation which must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. The property may be of significant interest to the golfing fraternity, having a separate gated access with facility to accommodate a golf buggy which the owners used to drive to the near by Mickleover Golf Club. Gas central heating together with UPVC double glazing. In brief; L shaped reception hall, guest's cloakroom / Wc, sitting room, superior kitchen with dining room and family media room. Separate utility room. An inner hallway leads to three bedrooms, two having en-suite. Outside, a sweeping block paved driveway leads to a detached double brick garage and established gardens. The property is sold freehold. Council tax band D. Energy rating C.

Recessed Arched Storm Porch

With quarry tiled floor and outside electric point. To:-

Reception Hall



Having feature UPVC double glazed entrance door, solid wood floor, coving to ceiling, radiator and access to roof space.

Guests Cloak Room/WC

Having white low centre flush wc with ceiling LED down lighter.

Sitting Room 14'2" x 11'10" (4.32 x 3.62)



The focal point of the room being the feature fire surround with matching hearth and back plate, electric living flame fire, television and media connection points, radiator, coving to ceiling and UPVC double glazed bow window to front aspect.

Fitted Kitchen 17'8" x 10'0" (5.41 x 3.07)



Having a full range of natural oak shaker style wall, base and drawer units with laminated rolled edge working surfaces,

inset four ring ceramic hob with electric fan assisted double oven and grill, space and plumbing for automatic washing machine, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space for American style fridge freezer, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, ceiling LED down lighters and open arch leading to the:-



Dining/Family/Media Area

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Family Room 19'4" x 12'4" (5.90 x 3.78)



Having a solid wood floor, radiator, velux double glazed sky lights, UPVC double glazed sliding patio door, together with UPVC double glazed picture window and French door giving views and access over the private mature landscaped rear garden.



Dining Room 11'5" x 9'11" (3.48 x 3.03)



Having a wall mounted log effect living flame fire, television connection point, radiator and UPVC double glazed sliding patio doors giving views and access over the private landscaped rear garden.

Utility Room 10'0" x 8'0" (3.05 x 2.45)



Having a range of built in cupboards, space and plumbing for automatic washing machine, inset stainless steel sink top with side drainer, extendable hot and cold mixer tap, radiator and UPVC opaque double glazed door to rear garden.

Principal Bedroom Suite 10'9" x 10'4" (3.29 x 3.17)



Having access to pitched roof space, radiator, television connection point and UPVC double glazed sliding patio doors to rear. A door leads to the dressing area together with the:-

Shower Room/En Suite 10'8" x 8'6" (3.27 x 2.61)



Having a concealed flush wc and wash hand basin nestling on a white high gloss vanity unit and walk in wet area with feature fixed head mains fed drench shower, together with hand held shower attachment, chrome heated towel rail, shaver socket, ceiling LED down lighters and UPVC opaque double glazed window.

Bedroom Two 14'4" x 10'5" (4.39 x 3.20)



Having a range of built in bedroom furniture, radiator and UPVC double glazed window to front aspect. A door leads to the:-



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Bathroom/En suite 10'2" x 6'0" (3.10 x 1.85)



Having a white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and deep panelled bath with shower attachment over together with a Triton electric shower, part tiled walls, radiator, shaver socket, ceiling halogen down lighters and UPVC opaque double glazed window to side aspect.

Bedroom Three 10'0" x 9'7" (3.06 x 2.93)



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

Outside



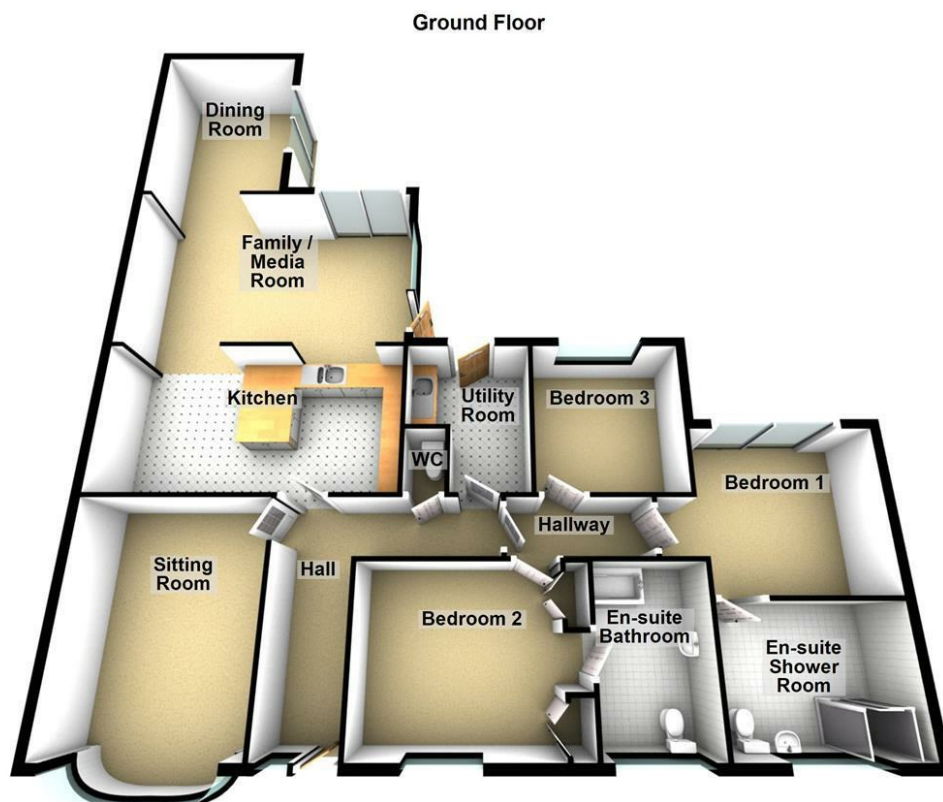
The property occupies a sizeable private mature plot, at this popular residential address. To the front is a sweeping block paved driveway giving car standing space for approximately five cars, which in turn leads to the detached double brick garage, measuring internally 5.25 x 5.15m, having motorised electronic up and over door, pitched tiled roof space, side personal door and supplied with power and light. A wooden access gate to the side, leads to a covered drying area and court yard with ancillary outbuildings, together with wooden access gates to the golf course. The rest of the garden is enclosed by privet hedging, together with close panelled fencing, laid to a sweeping shaped lawn with Cotswold style patio area and pathway, covered area, deep filled mature shrubbed borders, cold water tap, garden and security lighting.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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