

3 Bed House - Semi-Detached

Price £350,000

📍 Western Road, Mickleover, Derby, DE3 9GP



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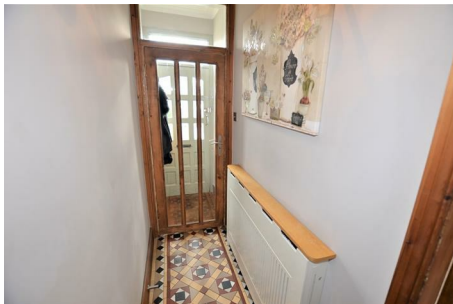
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Take the video tour of arguably the finest example of it's type to be brought to the market. This stunning period semi detached family home has been superbly upgraded and thoughtfully extended to provide substantial high specification character accommodation coupled with all of the trappings of modern living. A full inspection will reveal a tastefully decorated property situated in this rarely available enclave close to Mickleover Village centre, sited on an extensive landscaped plot. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated house briefly comprises: Recessed entrance porch and reception hall with feature Minton tiled floor, charming sitting room, guest's cloakroom / Wc, spacious dining room flowing through to a bespoke kitchen with feature range cooker and bi fold doors to garden. On the first floor a landing leads to three double bedrooms and recently refitted bathroom. Outside is courtyard parking, extensive landscaped rear garden with versatile garden room / home office supplied with power and light Early viewing is considered essential. The property is sold freehold. Council tax band C. Energy rating D.

Recessed Entrance Porch

Having timber and opaque glazed entrance door and ornate coving to ceiling. A timber and glazed internal door leads to the:-

Reception Hall



Having feature original Minton tiled floor, radiator, ornate coving to ceiling together with matching ornamental arch and staircase to first floor.



Sitting Room 12'4 x 12'2 (3.76m x 3.71m)



The focal point of the room being the feature wooden fire surround with cast iron open fire and back plate on a raised quarry tiled hearth, television connection point, coving to ceiling, BT connection point, radiator and UPVC double glazed window to front aspect. An open arch leads to the:-



Dining Kitchen

Dining Area 12'8 x 12'5 (3.86m x 3.78m)



The focal point of the room being the exposed brick chimney breast with feature cast iron multi fuel burner, television connection point, feature ceiling halogen down lighters, fitted ceiling speakers, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect. A slate effect vinyl floor flows through to the;

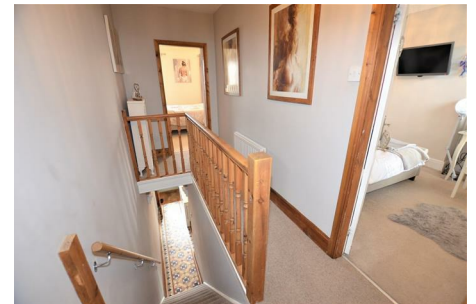
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First Floor Galleried Landing



Chefs Kitchen 17'7 x 9'8 (5.36m x 2.95m)



With access to roof space (the loft being fully boarded), radiator and feature ornamental arch.

Principal Bedroom 15'7 x 12'2 (4.75m x 3.71m)



Having a range of bespoke shaker style hand painted fitted wall, base and drawer units with natural oak butchers block working surfaces together with inset Belfast sink, having hot and cold monobloc tap, the focal point of the room being the Range Master six burner free standing gas range with twin electric ovens, panel warmer and grill, glass splash back together with canopy extractor hood and down lighter, space and plumbing for American style fridge freezer, integrated dish washer, washing machine and tumble dryer, ceiling halogen down lighters with integrated speaker system, UPVC double glazed window to side aspect, slate effect vinyl floor and feature UPVC double glazed bi-fold doors giving views and access over the extensive landscaped rear garden.

Guest Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal corner wash hand basin with complimentary tiled walls, contrasting ceramic tiled floor and ceiling halogen down lighters.

Having television connection point, radiator and two UPVC double glazed windows to front aspect.



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Second Bedroom 12'9 x 10'1 (3.89m x 3.07m)



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

Bedroom Three 11'3 x 9'9 (3.43m x 2.97m)



Having radiator, velux double glazed sky light and UPVC double glazed window to rear aspect.

Family Bathroom



Having refitted modern contemporary white

three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, complimentary ceramic tiled walls with contrasting vinyl floor, fitted vanity mirror with halogen back light, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.

Outside



The property occupies an extensive landscaped plot, at this popular and rarely available residential address. To the front is a tarmac fore court giving car standing space for two cars with a wooden access gate and pathway leading to the extensive landscaped rear garden, enclosed by close panel fencing, together with well trimmed privet hedging, laid to a sweeping shaped lawn with large Indian sandstone patio area together with raised timber decked entertaining area, timber potting shed (supplied with power and light), garden room / home office cold water tap, garden and security lighting.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81 plus) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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