

3 Bed House - Semi-Detached

Price £299,950

📍 Foragers Way, Mickleover, Derby, DE3 9NY



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

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On the instructions of JS Bloor Homes, My Pad Phillips & Co are delighted to offer their stunning show house. Built to their award winning 'Makenzie' specification, this superior home can be sold with furniture included. Professionally styled throughout, this glamorous property briefly comprises; reception hall, charming sitting room, superior well equipped dining kitchen with utility area and guest's cloakroom / Wc off. on the first floor a landing leads to two bedrooms and main bathroom, whilst on the second floor a landing leads to a sumptuous principal bedroom with shower room en-suite. Outside, the property is complemented with landscaped gardens, driveway and brick garage. The property is sold freehold. Energy rating B. Council tax band. TAKE THE VIDEO TOUR OF THIS OUTSTANDING PROPERTY! INCENTIVES AVAILABLE FOR EARLY COMPLETION.

Reception Hall

Having feature composite and opaque double glazed entrance door, wood grain effect vinyl floor, radiator and staircase to first floor.

Sitting Room 14'6" x 11'0" maximum (4.44 x 3.37 maximum)



Having a wood grain effect vinyl floor, television and media connection points, deep understairs storage cupboard, radiator and UPVC double glazed window to front aspect.



Dining Kitchen 12'2" x 10'5" (3.73 x 3.18)



Having a range of high quality soft close fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with electric fan assisted double oven and grill, canopy extractor hood with down lighters, integrated larder fridge, freezer and dish washer, wood grain effect vinyl floor, radiator and UPVC double glazed French

doors with matching picture windows giving views and access over the landscaped rear garden.



Utility Area



Having an integrated washer dryer, laminated rolled edge working surface, fitted wall and base cupboards, concealed Ideal Logic wall mounted combination gas boiler and wood grain effect vinyl floor.

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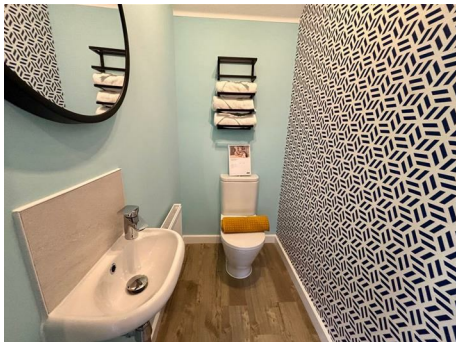
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Guests Cloak Room/WC



Having modern contemporary white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with tiled splash backs, wood grain effect vinyl floor, radiator and ceiling extractor fan.

First Floor Landing

With radiator, airing cupboard (housing the pressurised hot water cylinder, UPVC double glazed window to front aspect and staircase to second floor.

Bedroom Two 14'0" x 9'3" (4.28 x 2.83)



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



Bedroom Three 10'2" x 7'4" (3.12 x 2.24)



Having radiator and UPVC double glazed window to front aspect.



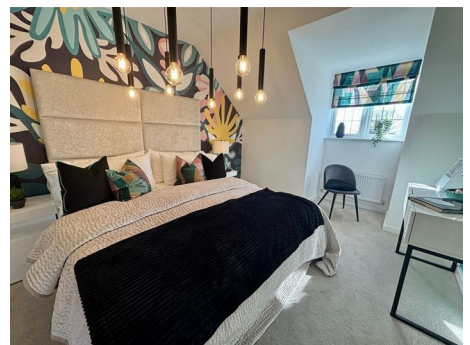
Main Bathroom



Having modern three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and panelled bath with chrome mixer tap and hand held shower attachment, complimentary ceramic tiled splash backs with contrasting wood grain effect vinyl floor, chrome heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.

Second Floor Landing

Principal Bedroom Suite 17'0" x 10'4" (5.19 x 3.17)



Having a range of recessed built in wardrobes, radiator, television and media connection points, UPVC double glazed dormer bay window to front aspect and door to:-

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effect vinyl floor, radiator, ceiling extractor fan and velux double glazed skylight to rear aspect.

Outside



The property occupies a professionally landscaped plot, at this sought after residential address, sited on a private block paved road. This leads to a shrubbed fore garden with an adjacent block paved driveway giving car standing space for two cars, which in turn leads to the semi detached brick garage. A wooden access gate at the side leads to the rear garden, enclosed by close panelled fencing together with brick walling, laid to a shaped lawn with patio area and shrubs.



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in double shower with chrome mains fed shower, chrome and glass shower screen and door, complimentary ceramic tiled splash backs with contrasting wood grain

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FLOOR:	FIRST FLOOR:	SECOND FLOOR:
	BEDROOM 2 4.32m x 2.90m 14'2" x 9'6"	BEDROOM 1 3.21m x 5.55m 10'6" x 18'3"
DINING	BEDROOM 3 2.24m x 3.16m 7'4" x 10'4"	EN SUITE
	BATHROOM	



SECOND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
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		