

4 Bed House - Detached

Price £426,500

📍 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 'Langley' specification, this superior home can be sold with furniture included. Professionally styled throughout, this glamorous property briefly comprises; reception hall, guest's cloakroom / Wc, study / home office, charming sitting room, high specification chef's kitchen with dining and family media area, separate utility room. On the first floor a landing leads four bedrooms (Principal bedroom with shower room en-suite) and main bathroom. 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!

Reception Hall



Having composite and opaque double glazed regency style entrance door, feature wood grain effect ceramic tiled floor, radiator, understairs storage cupboard and dog legged staircase to first floor.

Guests Cloak Room/WC

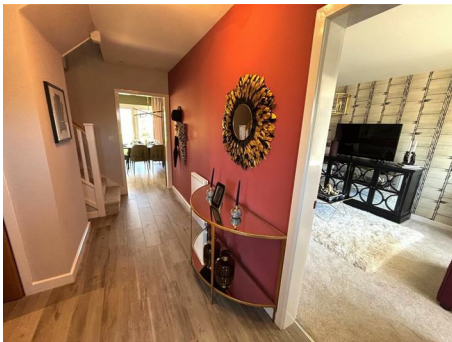


Having modern contemporary white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin with complimentary ceramic tiled splash backs, contrasting ceramic tiled floor, radiator, wall mounted extractor fan and ceiling LED down lighters.

Sitting Room 17'4" x 10'11" (5.30 x 3.34)



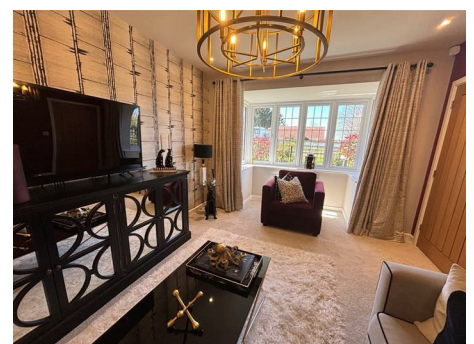
Having television and media connection points, two radiators, ceiling LED down lighters together with a central pendant light and UPVC double glazed square bay window to front aspect.



Study/Home Office 8'9" x 5'4" (2.67 x 1.64)



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



Dining Kitchen with Family Media Area 25'9" x 10'4" (7.86 x 3.17)

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Fitted Kitchen



Having a range of handleless, high gloss fitted wall, base and drawer units with feature granite working surfaces together with matching splash backs, inset stainless steel sink with vegetable preparation bowl, hot and cold mixer tap, integrated AEG black glass induction hob with double electric fan assisted oven and grill, concealed larder fridge, freezer and dish washer, ceramic tiled floor, two radiators, UPVC double glazed windows to rear aspect and double glazed French door giving views and access over the private landscaped rear garden.

Dining Area



Family Area



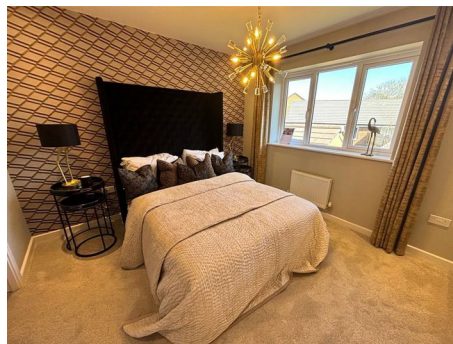
Utility Room 6'3" x 5'2" (1.92 x 1.58)

Having a range of handleless, soft close high gloss wall and base cupboards, concealed Idea Logic wall mounted combination gas boiler, feature granite working surfaces with matching splash backs, space and plumbing for automatic washing machine and ceramic tiled floor.

First Floor Landing

With access to roof space, radiator and full height storage cupboard.

Principal Bedroom 10'9" x 10'7" plus wardrobe depth (3.29 x 3.25 plus wardrobe depth)



Having a range of quality built in wardrobes, ceiling LED down lighters together with central pendant light, radiator and UPVC double glazed window to rear aspect. A door leads to the:-



Shower Room/En Suite



Having modern contemporary which three piece suite comprising; low centre flush wc, floating wash hand basin nestling on a white vanity unit and walk in shower with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls with contrasting ceramic tiled floor, white enamel heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

Bedroom Two 12'6" x 10'7" (3.83 x 3.23)



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

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Bedroom Three 12'10" x 9'1" (3.92 x 2.77)



Having radiator and UPVC double glazed window to front aspect.



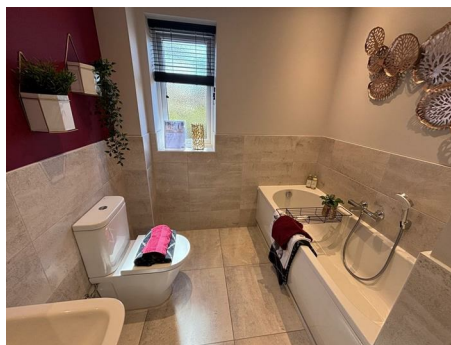
Bedroom Four 12'7" x 7'10" (3.84 x 2.40)



Having a feature slate effect vinyl floor, radiator and UPVC double glazed window to front aspect.



Main Bathroom



Having modern contemporary white four piece suite comprising; low centre flush wc, floating wall mounted wash hand basin, deep panelled bath with mixed tap and hand held shower attachment over and walk in shower with chrome mains fed shower, chrome and glass shower screen and door, complimentary ceramic part tiled walls with

contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.



Outside



The property occupies a landscaped plot, at this sought after residential address, with two/three car block paved driveway leading to a semi detached brick garage.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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