

4 Bed House - Detached

Price £409,950

 Rosehip Road, Mickleover, Derby, DE3 9PB



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EST. 2012
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TAKE THE VIDEO TOUR OF YOUR NEXT HOME! On the instructions of JS Bloor Homes. My Pad Phillips & Co are delighted to offer this stunning detached family home, situated at their highly prestigious Bramble Gate development in Mickleover. This superior property has £11,000 worth of upgrades added to further enhance its already high specification.

In brief; Reception hall, guest's cloakroom / Wc, light and spacious sitting room, well equipped dining kitchen with fashionable family area, separate utility room. On the first floor a landing leads to four generous bedrooms (Principal bedroom having fitted wardrobes and shower room en-suite) and family bathroom with four piece suite. Outside, the property occupies a delightful landscaped corner position with two / three car driveway to rear (having fitted electric vehicle charging point) leading to a detached brick garage. The property is sold freehold. Council tax band. Energy rating B. PLEASE ASK ABOUT FURTHER BUYING INCENTIVES.

Reception Hall



Having feature composite and opaque double glazed entrance door, wood grain effect vinyl floor, understairs storage cupboard, radiator and 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, wood grain effect vinyl floor, radiator and ceiling extractor fan.

Sitting Room 20'2" x 13'10" (6.16 x 4.23)



Having television and media connection points, radiator and UPVC double glazed square bay window to side aspect together with a UPVC double glazed window to front aspect.



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Dining Kitchen/Family Media Room 20'2" x 14'5" reducing to 10'7" (6.16 x 4.41 reducing to 3.23)



Having a range of custom fitted soft close wall, base and drawer units with marble effect laminated working surfaces, matching splash backs, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap. The kitchen boasts a range of integrated appliances to include an AEG stainless steel four burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, integrated larder fridge, freezer and dish washer, wood grain effect vinyl floor, ceiling LED down lighters, two radiators, UPVC double glazed windows to both front and side aspects with UPVC double glazed French doors giving views and access over the landscaped garden.



Utility Room 7'2" x 5'3" (2.19 x 1.61)



Having a fitted soft close base cupboard with marble effect laminated working surface, matching splash back, space and plumbing for automatic washing machine, space for dryer, Ideal wall mounted combination gas boiler, radiator and wall mounted extractor fan.

First Floor Landing

With access to roof space and full height storage cupboard,

Principal Bedroom 11'6" x 10'9" (3.52 x 3.28)



Having a quality built in wardrobe, radiator and UPVC double glazed window to side aspect. A door leads to the:-



Shower Room/En Suite



Having modern contemporary white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in double shower with feature fixed head mains fed french shower together with hand held shower attachment, chrome and glass shower screen and door, complimentary tiled splash backs with contrasting wood grain effect vinyl floor, ceiling extractor fan, LED down lighters, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

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Bedroom Two 10'9" x 10'9" (3.30 x 3.29)



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

Bedroom Three 11'1" x 9'3" (3.39 x 2.82)



Having a radiator and UPVC double glazed windows to both side and front aspects.



Bedroom Four 9'2" x 8'6" (2.80 x 2.60)



Having 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 chrome shower attachment and mixer tap, together with a hand held shower attachment and walk in double shower with chrome mains fed shower, chrome and glass shower screen and door, shaver socket, complimentary tiled splash backs with contrasting wood grain effect vinyl floor, ceiling extractor fan, ceiling halogen lighters, chrome heated towel rail and UPVC opaque double glazed window to front aspect.

Outside



The property occupies a professionally landscaped corner plot at this highly aspirational address. To the front and side are open plan and shrubbed gardens with a driveway to the rear giving cars standing space for two/three cars (the driveway enjoys a fitted electric car charging point). The driveway in turn leads to the detached brick garage, having up and over door and pitched tiled roof space. A side access gate leads to the landscaped rear garden, enclosed by close panelled fencing together with brick walling, laid to a shaped lawn with patio area, pathway, established shrubs and trees.



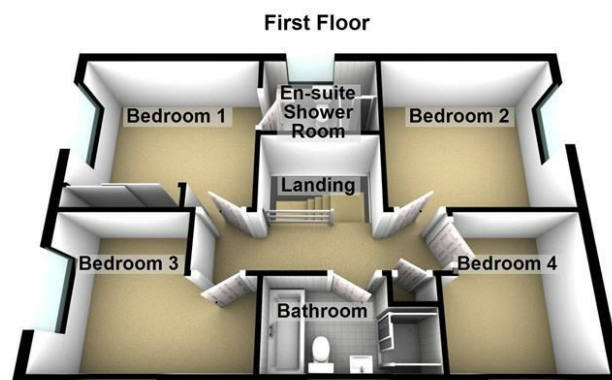
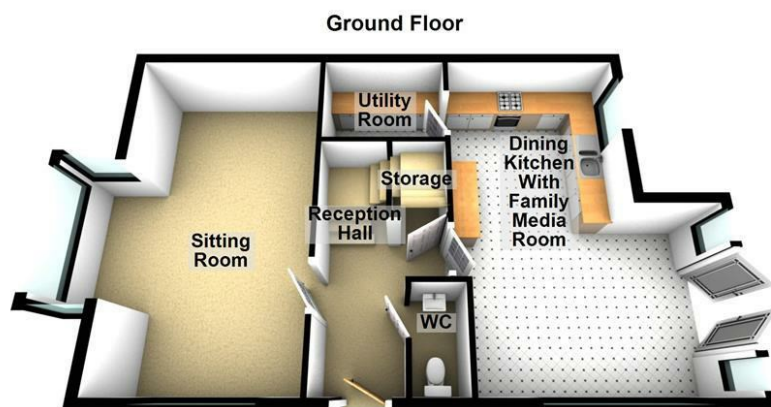
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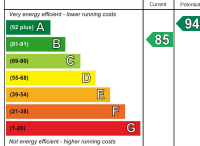
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Energy Efficiency Rating	
Current	Potential
 85	94
England & Wales	

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