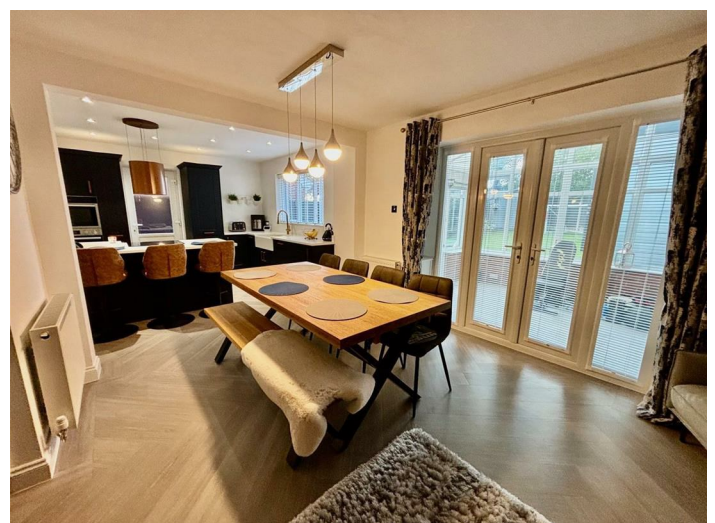


4 Bed House - Detached

Price £450,000

Linnet Hill, Mickleover, Derby, DE3 0SJ



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4 Bed House - Detached

£450,000

 Linnet Hill, Mickleover, Derby, DE3 0SJ

Nestled in the desirable area of Linnet Hill, Mickleover, Derby, this exceptional detached house stands as one of the finest examples of its kind in the locality. The property has been thoughtfully remodelled and upgraded, ensuring a perfect blend of modern living and classic charm.

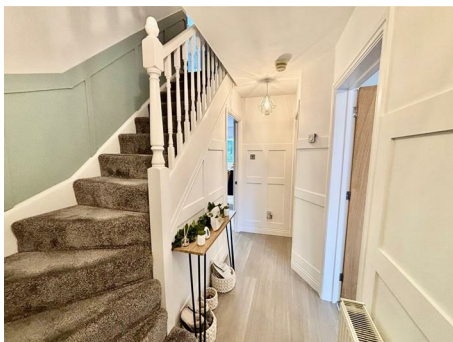
Upon entering, you are greeted by rooms that offer versatility for both relaxation and entertaining. The heart of the home is undoubtedly the superior custom-fitted kitchen, which boasts a dining and family/media area, making it an ideal space for gatherings with family and friends. This well-designed kitchen is not only functional but also stylish, catering to the needs of any culinary enthusiast.

Fashionably decorated throughout, the property features four bedrooms. The two bathrooms are well-appointed, ensuring convenience and comfort for everyone. One of the standout features of this home is the private garden and entertaining room, which offers a perfect retreat for outdoor enjoyment. The property is sold freehold. Council tax band. D. Energy rating C.

Reception Hall



Having composite and opaque double glazed entrance door, feature Karndean floor, radiator and staircase to first floor.



Guests Cloak Room/WC



Having modern white two piece suite, radiator and UPVC opaque double glazed window.

Lounge 12'0" x 8'9" (3.66 x 2.68)



Having television connection point, radiator and UPVC double glazed cant bay window.

Dining Kitchen with Family Media Area 24'2" x 14'6" maximum (7.39 x 4.43 maximum)



Comprehensively refitted to provide a full range of shaker style wall and base cupboards with feature marble working surfaces incorporating a matching central island unit, integrated black glass induction hob, electric fan assisted oven and grill with matching microwave oven and grill, concealed larder fridge, freezer, washing machine, feature Karndean floor, radiator, ceiling LED down lighters, deep understairs storage cupboard, door to garage, UPVC opaque double glazed door to side aspect, UPVC double glazed windows and French door to:-

4 Bed House - Detached

£450,000

 Linnet Hill, Mickleover, Derby, DE3 0SJ



First Floor Landing



With access to roof space (having pull down loft ladder, the loft being boarded and supplied with light) and airing cupboard.



Conservatory 13'3" x 7'10" (4.06 x 2.39)



Having UPVC double glazed windows with matching French doors to rear garden.

Principle Bedroom 12'7" x 11'0" (3.85 x 3.37)



Having built in wardrobes, radiator and UPVC double glazed windows. A door leads to the:-

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4 Bed House - Detached

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Shower Room/En Suite



Having modern white three piece suite with mains fed shower, radiator and UPVC double glazed window.

Bedroom Two 9'6" x 9'3" (2.91 x 2.83)



Having built in wardrobes, radiator and UPVC double glazed window.

Bedroom Three 8'6" x 8'0" (2.60 x 2.45)



Having built in wardrobes, radiator and UPVC double glazed window.



Bedroom Four 9'5" x 7'10" (2.89 x 2.40)



Having radiator and UPVC double glazed window.

Bathroom



Having modern white three piece suite with shower attachment and mixer tap over bath, radiator and UPVC opaque double glazed window.

Outside



The property occupies a low maintenance, professionally landscaped plot, at this sought after residential address. To the front is a block paved forecourt giving car standing space for approximately two/three cars. This in turn leads to the integral brick garage, measuring internally 5 x 2.46m, having up and over door, Worcester wall mounted gas boiler, radiator, rear internal personal door and supplied with power and light. The private rear garden is enclosed by close panelled fencing, laid to an artificial lawn with block paved patio area, shrubbed borders and large timber potting shed. A particular feature is the custom built home office/games room, measuring internally 4.5 x 2.61m, having ceiling LED down lighters, built in bar, power, light, wood grain effect

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4 Bed House - Detached

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lino floor and UPVC double glazed windows with matching French doors.



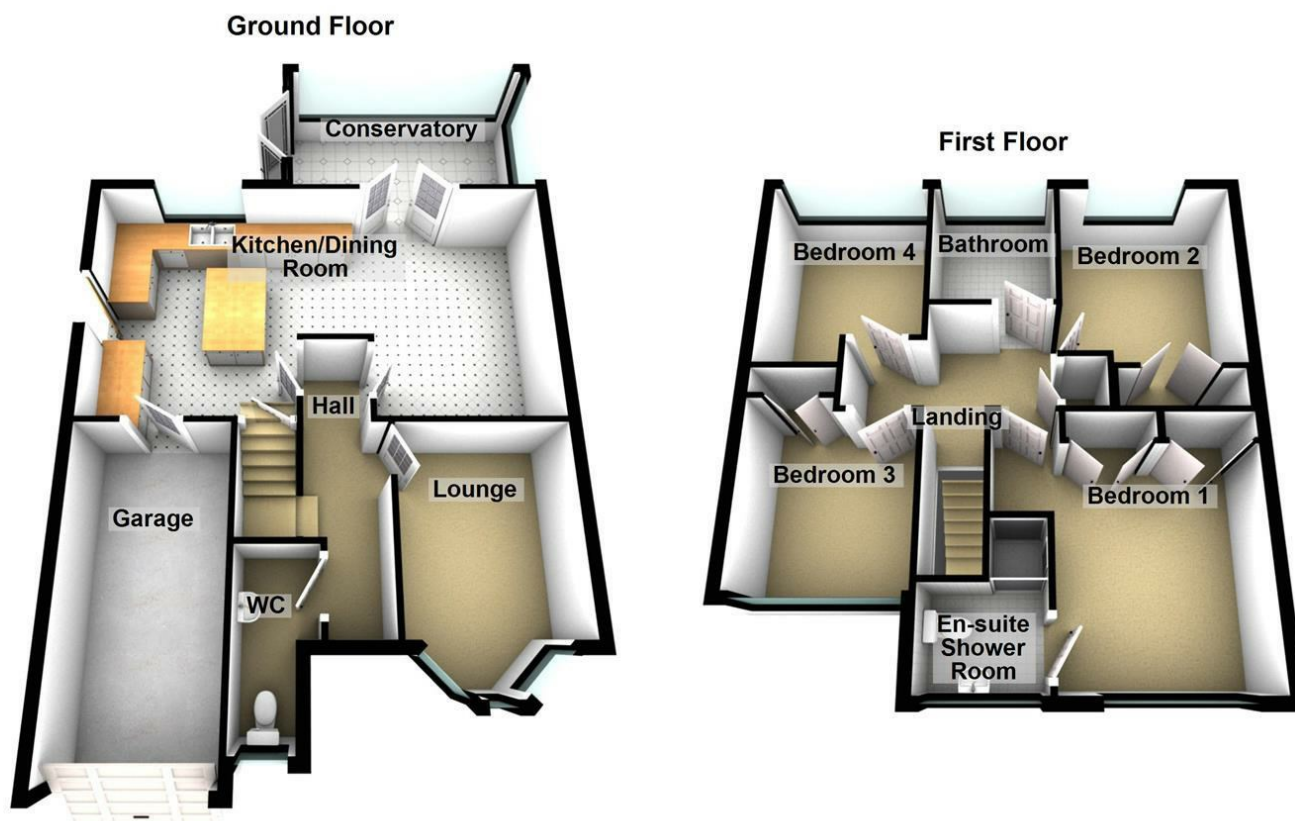
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4 Bed House - Detached

£450,000

Linnet Hill, Mickleover, Derby, DE3 0SJ



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Energy Efficiency Rating		Current	Potential
Total energy efficient - lower running costs			
35-50	A		
21-35	B		
15-21	C		
9-15	D		
3-9	E		
1-3	F		
0-1	G		
Not energy efficient - higher running costs			
England & Wales		69	83
EU Directive 2002/91/EC			

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