

4 Bed House - Semi-Detached

Price £495,000

📍 Station Road, Mickleover, DE3 9FL



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4 Bed House - Semi-Detached

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One of the village's notable homes. This superb traditional semi detached house, one of only two built on Station Road and rarely available, is brought to the market for the first time in over thirty years. The successful buyer will have the opportunity to acquire a spacious character residence offering immense potential to improve / extend further (Subject to local authority planning consents). Standing on an extensive west facing mature plot with five car parking and garage. In brief; entrance porch, guest's cloakroom / Wc, charming sitting room, separate dining room, light and spacious conservatory, breakfast kitchen. On the first floor a landing leads to four bedrooms, separate dressing room / home office and bathroom with white suite. Outside are established gardens to both front and rear. The property is sold freehold. Council tax band E. Energy rating D.

Entrance Porch

Having UPVC opaque double glazed entrance door with matching side lights and original timber and glazed internal door leading to the:-

Reception Hall



Having radiator and staircase to first floor.

Guest's Cloakroom / Wc



Having white two piece suite comprising; low flush wc and wall mounted wash hand basin with tiled splash backs, tiled floor, radiator and UPVC opaque double glazed window,

Sitting Room 16'6" x 11'5" (5.03 x 3.48)



The focal point of the room being the original feature period style tiled fire surround with matching hearth and back plate, recessed coal effect living flame fire, television connection point, radiator and UPVC double glazed windows to both side and front aspects.

Dining Room 12'6" x 10'11" (3.82 x 3.33)



Currently used as a second sitting room and having feature fire surround, television connection point, radiator and double glazed sliding patio doors to:-



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Conservatory 18'8" x 9'5" (5.70 x 2.88)



Having double wall light points, radiator and full width double glazed sliding patio doors with matching windows giving views and access over the extensive, private west facing rear garden.

radiator and UPVC double glazed window to rear aspect. A timber door leads to the attached brick garage.



First Floor

Landing



With access to roof space (having pull down loft ladder), UPVC double glazed window to front aspect and deep airing cupboard.

Breakfast Kitchen 12'4" x 11'4" (3.76 x 3.46)



Having a range of oak wall, base and drawer units with integrated appliances,

Principle Bedroom 12'11" x 11'5" (3.94 x 3.50)

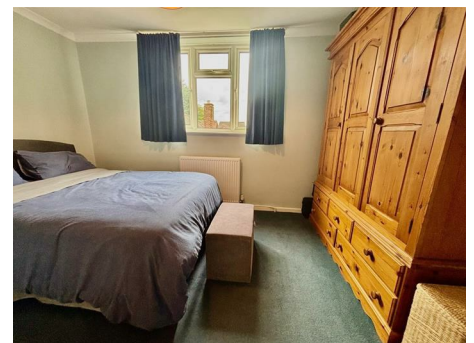


Having a range of built in bedroom furniture, radiator and UPVC double glazed window.

Bedroom Two 12'4" x 10'10" (3.78 x 3.32)



Having built in bedroom furniture, radiator and UPVC double glazed window.



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Main Bathroom



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, tiled walls, chrome heated towel rail, radiator and UPVC opaque double glazed window.

Home Office / Dressing Room 11'5" x 8'9" (3.50 x 2.69)



Having a recessed storage cupboard (housing the gas boiler), radiator and UPVC double glazed window.



Bedroom Three 12'10" x 8'7" (3.93 x 2.63)



Having a wash hand basin, radiator and UPVC double glazed window.

Bedroom Four 9'11" x 9'7" maximum (3.04 x 2.94 maximum)



Having built in bedroom furniture, wash hand basin, radiator and UPVC double glazed window.



Outside



The property stands on an extensive mature west facing plot, at this sought after location. To the front is a lawned fore garden with adjacent well trimmed conifers and shrubs. A sweeping tarmac driveway gives car standing space for approximately five cars and leads to the attached brick garage, measuring internally 5.62 x 3.92m maximum, having sliding wooden and glazed front garage door, internal personal door, rear personal door and supplied with power and light. The extensive private west facing rear garden is laid to a shaped lawn with close pannelled fencing, having an Indian sand stone patio area with mature shrubs.

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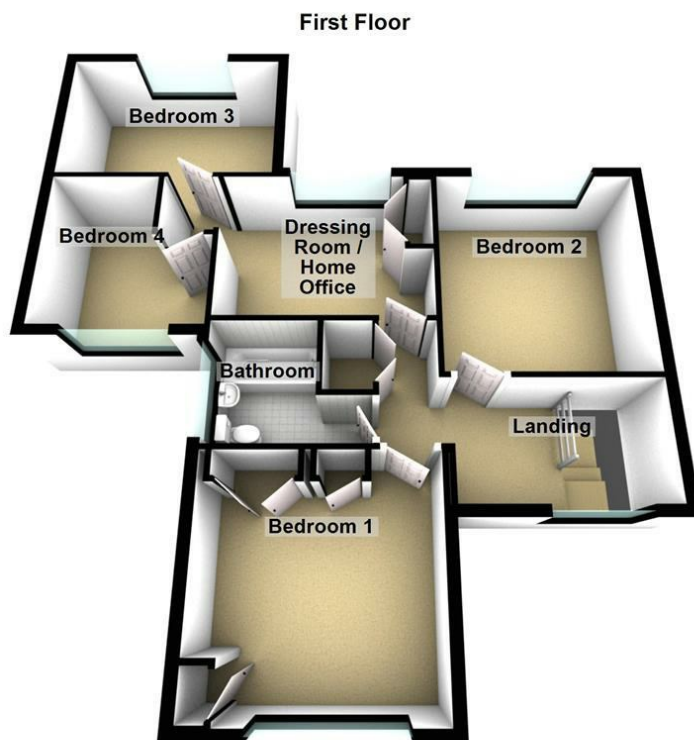
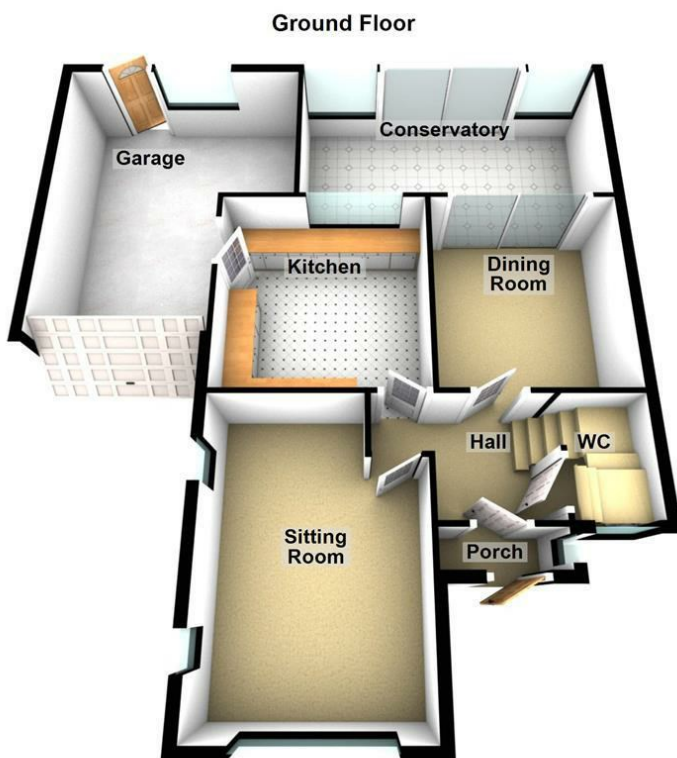
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Energy Efficiency Rating		Current	Potential
Total energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	71
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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