

3 Bed House - Semi-Detached

Price £269,995

 Marfleet Close, Mickleover, Derby, DE3 0PQ



www.phillipsandco.co.uk | 01332 40 25 25

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

3 Bed House - Semi-Detached

£269,995

 Marfleet Close, Mickleover, Derby, DE3 0PQ

A delightful modern gas centrally heated and UPVC double glazed semi detached family home occupying a sought after cul de sac position on a mature south facing plot within this highly popular locality. A full inspection will reveal a thoughtfully upgraded and tastefully decorated property benefiting from gas central heating together with UPVC double glazing. In brief; entrance porch, reception hall, light and spacious sitting room, dining room, conservatory, well equipped kitchen. On the first floor a landing leads to three bedrooms and modern shower room. Outside is a driveway giving car standing space and leading to a larger than average brick garage together with established gardens. The property is sold freehold. Council tax band B. Energy rating C.

Entrance Porch

Having feature UPVC double glazed entrance door, ceramic tiled floor and UPVC double glazed windows to front and side aspects. A UPVC double glazed sliding patio door leads to the:-

Reception Hall

Having radiator, BT connection point, LVT Floor and staircase to first floor.

Sitting Room 13'3" x 12'10" (4.06 x 3.93)



The focal point of the room being the marble fire surround with matching hearth and back plate, recessed coal effect living flame fire, television connection point, double radiator, coving to ceiling, LVT floor, deep understairs storage cupboard, UPVC double glazed window to front aspect and open arch leading to the:-



Dining Room 10'9" x 8'11" (3.28 x 2.72)



Having LVT floor, radiator, coving to ceiling and UPVC double glazed sliding patio doors to:-

Conservatory 8'8" x 8'0" (2.65 x 2.45)



Having LVT floor, radiator, television connection point, UPVC double glazed windows and matching French door giving views and access over the mature landscaped south facing rear garden.

Fitted Kitchen 10'5" x 7'4" (3.18 x 2.25)



Having a range of shaker style fitted wall,

3 Bed House - Semi-Detached

£269,995

 Marfleet Close, Mickleover, Derby, DE3 0PQ

base and drawer units with contemporary brushed chrome handles and opaque eye level glass display cabinets, complimentary ceramic tiled splash backs with contrasting vinyl floor, quartz effect laminated rolled edge working surfaces, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for both dish washer and washing machine, inset stainless steel two burner gas hob with matching electric fan assisted double oven and grill, under cupboard down lighting, space for fridge freezer, UPVC double glazed window to side aspect and UPVC opaque double glazed door to rear garden.



First Floor Landing



Having feature glass balustrade, access to roof space (having pull down loft ladder, the loft being boarded and housing the wall mounted combination gas boiler providing domestic hot water and gas central heating together with light) and UPVC double glazed window to side aspect.

Bedroom One 12'11" x 9'11" (3.94 x 3.03)



Having radiator, coving to ceiling and UPVC double glazed window to front aspect.

Bedroom Three 9'10" x 6'5" (3.01 x 1.97)



Having bulk head wardrobe, radiator, coving to ceiling and UPVC double glazed window to front aspect.



Bedroom Two 10'9" x 9'11" (3.30 x 3.04)



Having television connection point, radiator and UPVC double glazed window to rear aspect.

Shower Room



Having refitted modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin recessed into a vanity unit, shower cubicle with chrome and glass shower cabinet and doors, feature fixed head mains fed drench shower together with hand held shower attachment, complimentary quartz effect melamine panelled walls with contrasting floor, chrome heated towel rail, ceiling LED down lighters with integrated extractor fan and UPVC opaque double glazed window to rear aspect.

www.phillipsandco.co.uk | 01332 40 25 25

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

3 Bed House - Semi-Detached

£269,995

 Marfleet Close, Mickleover, Derby, DE3 0PQ

Outside



The property occupies a mature well tended landscaped south facing plot, in this popular residential cul-de-sac. To the front is a dwarf boundary wall leading to a block paved fore court giving car standing space for approximately three cars and leading to the attached brick garage, measuring internally 7.10 x 2.49m, having up and over door, rear personal door and supplied with power and light. The south facing rear garden is enclosed by close panelled fencing together with a screen of trimmed hedging, laid to a shaped lawn with Cotswold style patio area, low maintenance shrubbed borders and cold water tap.



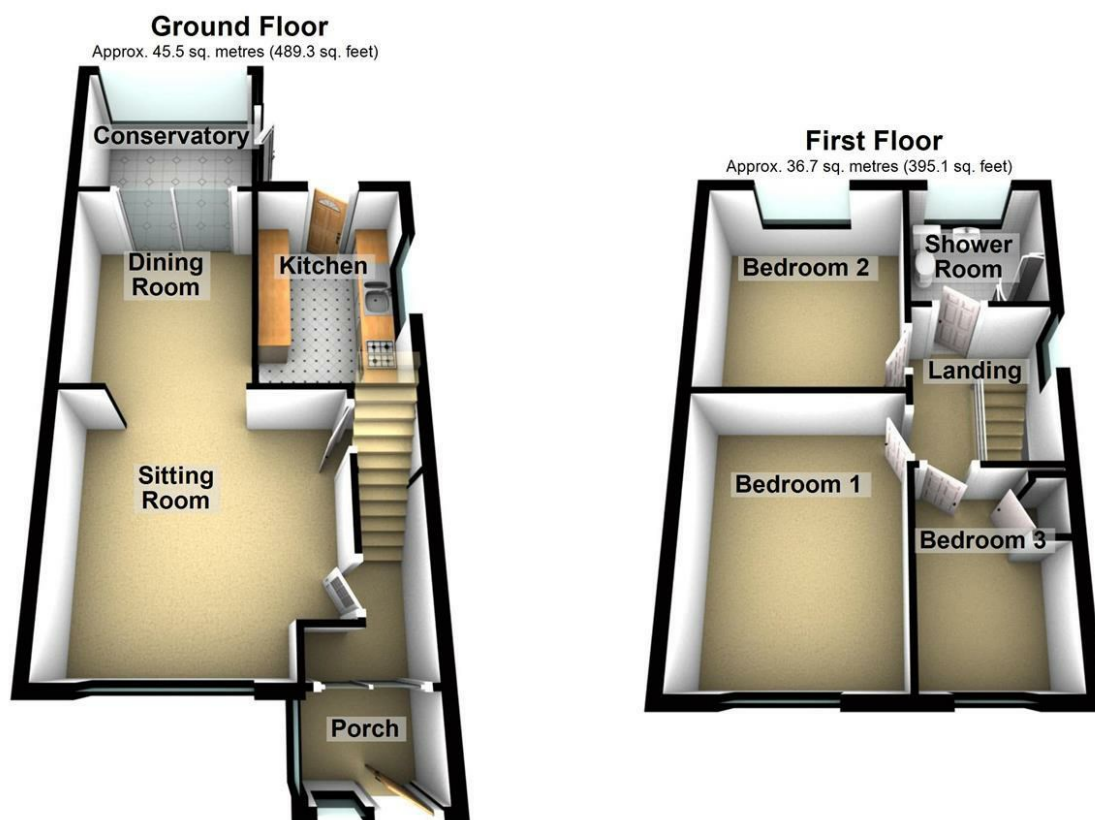
www.phillipsandco.co.uk | 01332 40 25 25

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

3 Bed House - Semi-Detached

£269,995

📍 Marfleet Close, Mickleover, Derby, DE3 0PQ



Total area: approx. 82.2 sq. metres (884.4 sq. feet)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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