

# 3 Bed House - Semi-Detached

Price £289,950

📍 Onslow Road, Mickleover, Derby, DE3 9JG



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Take the video tour of arguably one of the best examples of its type in the area. This delightful, thoughtfully improved and extended semi detached home stands on a sizeable mature west facing landscaped plot in this sought after location and requires a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully appointed property briefly comprises; light and spacious open plan living room with feature fire, superior well equipped dining kitchen flowing through to a garden room. On the first floor a landing leads to three bedrooms, separate Wc and modern bathroom with shower. Outside are generous established gardens and driveway. The property is sold freehold, council tax band C. Energy rating C.

## Open Plan Living Room 17'8" x 13'7" (5.41 x 4.16)



glazed door to garden and open arch leading to the:-



## Dining Kitchen 17'8" x 10'0" (5.41 x 3.06)



The focal point of the room being the feature period style fire surround with a recessed cast iron insert, having a coal effect living flame fire on a raised stone composite hearth, television and media connection points, two radiators, coving to ceiling, UPVC opaque double glazed entrance door with matching side lights, UPVC double glazed window to front aspect, recessed ornamental understairs shelving and turned spindle staircase to first floor. Multi paned French butler doors lead to the:-



Having a full range of shaker style soft close wall, base and drawer units with contemporary brushed chrome handles, feature natural wood working surfaces incorporating a breakfast bar, complimentary ceramic tiled splash backs with contrasting part ceramic tiled floor, integrated black glass four ring ceramic hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, integrated larder fridge, freezer, washing machine and slim line dish washer, inset granite composite sink top with side drainer, hot and cold mixer tap, ceiling LED down lighters, radiator, large walk in pantry/store, UPVC double glazed window to rear aspect, UPVC opaque double



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## Garden Room 8'7" x 7'3" (2.64 x 2.22)



Having a ceramic tiled floor, television connection point, coving to ceiling, UPVC double glazed window to side aspect and UPVC double glazed French doors with matching full height windows giving views and access over the private west facing landscaped rear garden.



## First Floor Landing

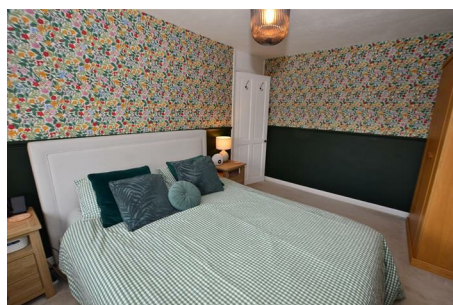


With access to roof space (the loft having pull down ladders, being part boarded, having light and incorporating the wall mounted combination gas boiler) and UPVC opaque double glazed window to side aspect.

## Principal Bedroom 13'0" x 10'1" (3.98 x 3.09)



Having radiator and UPVC double glazed window to front aspect.



## Bedroom Two 10'6" x 10'1" (3.22 x 3.09)



Having a range of quality built in wardrobes, radiator and UPVC double glazed window to rear aspect.



## Bedroom Three 9'5" x 7'3" (2.88 x 2.22)



Having a bulk head storage/wardrobe, radiator and UPVC double glazed window to front aspect.

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## Separate WC



Having white low flush wc with wall mounted floating wash hand basin, half panelled walls, wood grain effect laminate floor, wall light point and UPVC opaque double glazed window to side aspect.

## Bathroom



Having modern white two piece suite comprising; wash hand basin nestling in a shaker style vanity unit and deep panelled bath with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, powder coated contemporary style heated towel rail and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a sizeable mature west facing plot at this sought after residential address. To the front is an open plan fore garden with lawned area, having shrubbed borders, with an adjacent concrete fore court and driveway giving car standing space for three/four cars. Twin wooden access gates in turn lead to the sizeable mature landscaped west facing rear garden, enclosed by close panelled fencing together with a screen of well trimmed hedging, laid to a shaped lawn with timber decked entertaining area, together with a separate terrace area with ornate pergola, deep filled mature shrubbed borders, cold water tap, garden lighting and timber shed/store (having power and light).



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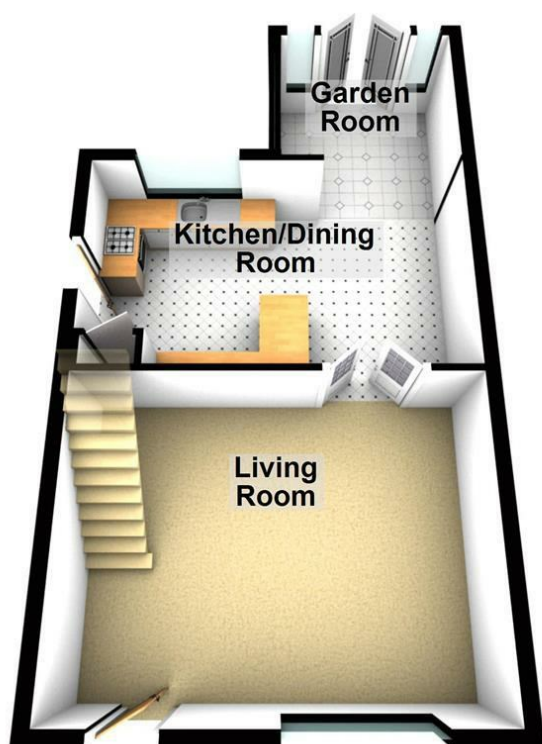
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
39-44	A		
31-38	B		
23-30	C		
15-22	D		
9-14	E		
2-8	F		
1-3	G		
Net energy efficient - higher ranking costs			
England & Wales		70	84
		EU Directive 2002/91/EC	

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