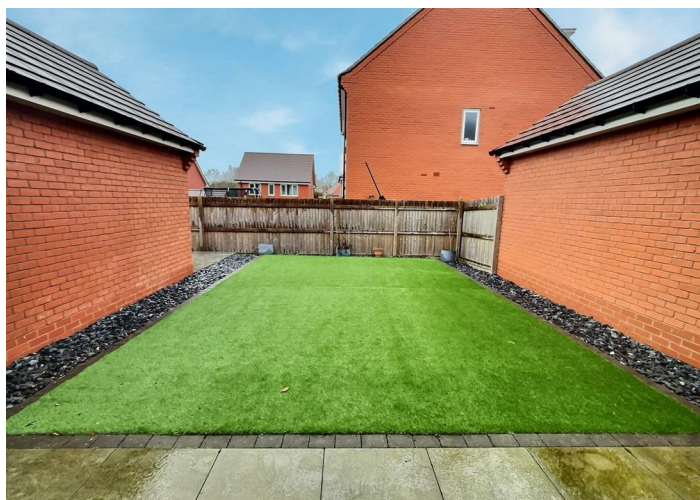


4 Bed House - Detached

Price £345,000

 Foragers Way, Mickleover, Derby, DE3 9NY



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**Phillips
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EST. 1912
BY PAD GROUP

4 Bed House - Detached

£345,000

📍 Foragers Way, Mickleover, Derby, DE3 9NY

UNDER OFFER - VIEWINGS ON HOLD A smart and stylish detached family home, recently constructed by messrs JS Bloor Homes to their usual high standards and located in this highly popular enclave. This delightful property offers light and spacious high specification accommodation which must be viewed to be appreciated. Standing on a professionally landscaped low maintenance plot, the house briefly comprises; reception hall, guest's cloakroom / Wc, sitting room, superior well equipped dining kitchen with utility off. On the first floor a landing leads to four bedrooms (Principle bedroom with shower room en-suite) and main bathroom. Outside is a three car driveway and detached brick garage. The property is sold freehold. Council tax band D. Energy rating B.

Reception Hall



Having a period style composite and opaque double glazed entrance door, oak effect LVT floor, deep understairs storage cupboard and staircase to first floor.

Guest's Cloakroom / Wc



Having modern white two piece suite with wood grain effect LVT floor, radiator and UPVC opaque double glazed window to front aspect.



Dining Kitchen 14'9" x 12'4" (4.51 x 3.77)



Having a range of modern soft close wall, base and drawer units with integrated stainless steel four burner gas hob, matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, concealed larder fridge, freezer and dish washer, wood grain effect LVT floor, ceiling LED down lighters, radiator, television connection point, UPVC double

Sitting Room 15'6" x 11'3" (4.74 x 3.44)



Having television and media connection points, radiator and UPVC double glazed window to front aspect.

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glazed windows with matching French doors giving views and access over the low maintenance rear garden.



Utility Area

Having a range of fitted wall and base cupboards with laminated working surfaces, space and plumbing for automatic washing machine, space for dryer and concealed wall mounted Ideal combination gas boiler.

First Floor

Landing



With access to roof space, airing cupboard and UPVC double glazed window to side aspect.

Principle Bedroom 11'2" x 8'7" plus door recess (3.42 x 2.63 plus door recess)



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



Shower Room En-Suite



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in shower cubicle with chrome mains fed

shower, complimentary ceramic tiled splash backs with contrasting wood grain effect LVT floor, radiator, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

Bedroom Two 10'6" x 9'6" maximum (3.22 x 2.90 maximum)



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

Bedroom Three 9'5" x 7'7" (2.89 x 2.32)



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

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Bedroom Four 9'4" x 6'10" (2.87 x 2.09)



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

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled splash backs with contrasting wood grain effect LVT floor, extractor fan, white enamel heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a well tended low maintenance plot at this sought after residential address. To the front is a shrubbed boundary with an adjacent tarmac driveway giving car standing space for three cars and leading to the detached brick garage. A wooden access gate at the side leads to the enclosed low maintenance rear garden, laid to an artificial lawn with full width patio area, separate sun terrace, slate chipped borders and outside cold water tap.

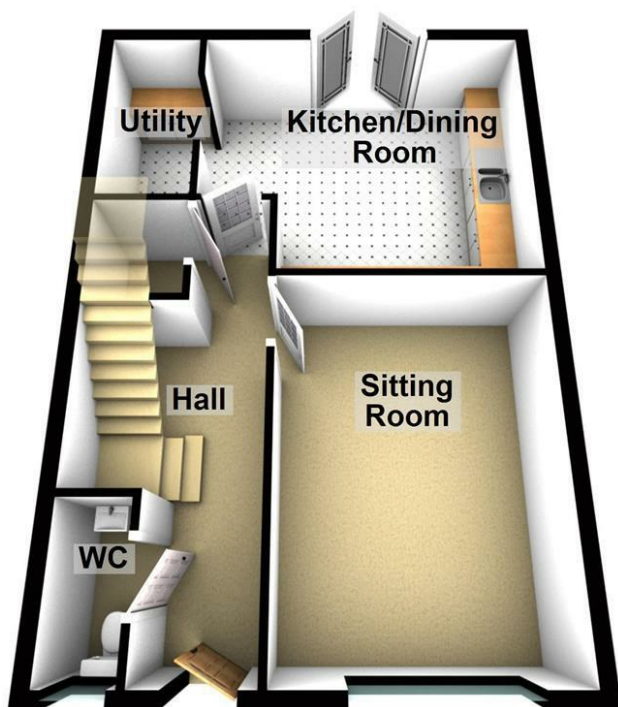


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Ground Floor



First Floor



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)	83	94
B (81-91)		
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