

4 Bed House - Townhouse

Offers over £315,000

 Mews Court, Mickleover, Derby, DE3 9DB



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A quite superb mews home offering 1572 square feet (146 square metres) of high specification three storey accommodation which must be viewed to appreciate the size and versatility of accommodation on offer. Built in 2004 by messrs Michael Goodall to his usual exacting standards, this delightful house, tastefully appointed throughout, briefly comprises; reception hall, guest's cloakroom / Wc, home office / family room, utility room. The integral double tandem garage has been partitioned to provide car parking and extra storage / workshop space which can easily be reverted back. To the first floor is a light and spacious living room flowing through to an impressive dining kitchen boasting a range of integrated appliances with a fourth bedroom (again offering a bedroom / gaming room etc). To the second floor a landing leads to the principle bedroom with built in wardrobes and shower room en-suite, with two further double bedrooms and main bathroom. Outside. The property stands in this exclusive private road with car parking, garaging and mature private rear garden. The property is sold freehold. Council tax band E. Energy rating D.

Reception Hall 23'9" x 10'2" (7.24 x 3.11)



Having composite and opaque double glazed entrance door, ceramic tiled floor, radiator, deep understairs storage cupboard, full height storage cupboard and staircase to first floor.



Guests Cloakroom / Wc 5'6" x 3'2" (1.70 x 0.99)



Having modern white two piece suite with tiled splash backs, ceramic tiled floor, radiator and UPVC opaque double glazed window to front aspect.

Study / Home Office 13'0" x 7'4" (3.98 x 2.24)

Having a laminated wood effect floor, ceiling halogen down lighters and radiator.

Utility Room 7'11" x 6'5" (2.42 x 1.96)

Having fitted base cupboards with space and plumbing for automatic washing, space for dryer, tiled splash backs, ceramic tiled floor, radiator and ceiling extractor fan.

Garage 15'4" x 8'3" (4.69 x 2.52)

Garage / Workshop 14'9" x 8'2" (4.51 x 2.51)

First Floor

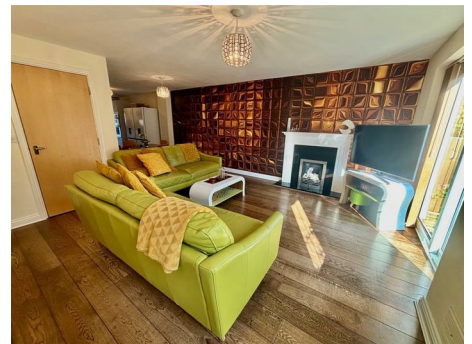
Landing

Having radiator and staircase to second floor.

Living Room 16'2" x 13'4" (4.93 x 4.08)



Having a feature solid oak floor, television and media connection points, contemporary style fire with pebbled effect living flame fire, radiator, UPVC double glazed window with double glazed sliding patio doors giving views and access over the private landscaped rear garden.



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Kitchen / Dining Room 24'0" x 8'4" (7.34 x 2.56)



Having a range of shaker style wall, base and drawer units with granite effect laminated working surfaces, matching splash backs, inset stainless steel four burner gas hob with matching electric fan assisted double oven and grill, integrated dishwasher, ceramic tiled floor with part natural oak flooring, radiator and UPVC double glazed window to front aspect.



Bedroom Four 10'4" x 7'5" (3.16 x 2.28)



Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

Second Floor

Landing

Having radiator, airing cupboard and access to roof space.

Principle Bedroom 14'2" x 10'5" (4.34 x 3.20)



Having a range of built in wardrobes, laminated wood effect floor, radiator, UPVC double glazed window and double glazed sliding patio doors and Juliette balcony overlooking the rear. An internal door leads to the:-



Shower Room En-Suite



Having a modern white three piece suite with fixed head mains fed drench shower together with hand held shower attachment, complimentary panelled and tiled walls, contrasting floor and ceiling extractor fan.

Bedroom Two 13'7" x 7'11" (4.15 x 2.43)



Having a laminated wood effect floor, radiator, built in wardrobes and UPVC double glazed window to front aspect.

Bedroom Three 13'7" x 7'11" (4.15 x 2.42)



Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

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Main Bathroom 8'4" x 6'7" (2.56 x 2.03)



Having a modern white three piece suite with shower attachment and mixer tap over bath, chrome heated towel rail and ceiling extractor fan.

Outside



The property occupies an exclusive private road in this sought after locality. To the front is a low maintenance fore garden with car parking. This in turn leads to a large double tandem garage which has been divided into two and can easily be reverted back. The rear garden is enclosed by close panelled fencing and is laid to lawn with a timber decked patio area.



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Energy Efficiency Rating

Only energy efficient - lower running costs		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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