

## 12 Rosehip Road, Mickleover, Derby, DE3 9PB

Offers Over £282,000

Freehold



- Three Storey Semi-Detached Residence
- Built by Bloor Homes
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Breakfast Kitchen & Utility Area
- Two First Floor Bedrooms & Bathroom
- Second Floor Principal Bedroom & Shower Room
- Enclosed Rear Garden
- Driveway to Side
- Close to Transport Links & Good Range of Amenities
- Popular Estate Location





## Summary

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This is a well presented, three storey, three bedroom semi-detached residence tucked away in this popular estate location in Mickleover. Built by Bloor Homes, the property comprises gas central heated, double glazed accommodation with entrance hall, fitted guest cloakroom, lounge, breakfast kitchen and utility area.

The first floor accommodation leads to two good sized bedrooms and well-appointed bathroom. The second floor comprises principal bedroom with en-suite shower room.

To the rear of the property is a pleasant, enclosed garden with lawn and patio. To the side of the property is off-road parking for at least two vehicles.

# F&C

## The Location

The property is situated in popular Mickleover with a busy central hub and a varied range of amenities including supermarket, selection of shops, restaurants, pubs and a regular bus service into Derby City centre. There is schooling at all levels within close proximity and open countryside is close by.

## Accommodation

### Ground Floor

#### Hallway

5'2" x 3'7" (1.60 x 1.11)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### Fitted Guest Cloakroom

5'4" x 3'5" (1.63 x 1.05)

Comprising low flush WC, pedestal wash handbasin, central heating radiator and wood effect flooring.

#### Lounge

14'6" x 10'9" (4.42 x 3.29)

With central heating radiator, wood effect flooring, recessed ceiling spotlighting, understairs cupboard and double glazed window to front offering pleasant views over mature trees.



### **Breakfast Kitchen**

12'2" x 10'4" (3.72 x 3.17)

Comprising granite effect, L-shape worktop with matching upstands, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over, built-in double oven, integrated dishwasher, appliance space suitable for fridge freezer, two central heating radiators, wood effect flooring, double glazed French doors to rear garden and open access to utility area.



### **First Floor Accommodation**

#### **Semi-Galleried Landing**

17'4" x 3'2" (5.30 x 0.98)

With central heating radiator, staircase to second floor, airing cupboard and double glazed window to front.

#### **Bedroom Two**

14'0" x 9'2" (4.29 x 2.80)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

10'2" x 7'3" (3.11 x 2.22)

With central heating radiator and double glazed window to front.



### **Bathroom**

7'3" x 6'11" (2.21 x 2.13)

Having a stylish suite, partly tiled with low flush WC, half pedestal wash handbasin, bath with shower attachment, ladder style radiator and double glazed window to side.



### **Second Floor Accommodation**

#### **Landing Area**

5'10" x 3'2" (1.78 x 0.98)

#### **Principal Bedroom**

14'8" x 10'6" (4.49 x 3.21)

With central heating radiator, fitted wardrobe and double glazed window to front.



### **Stylish En-Suite Shower Room**

7'8" x 6'7" (2.35 x 2.01)

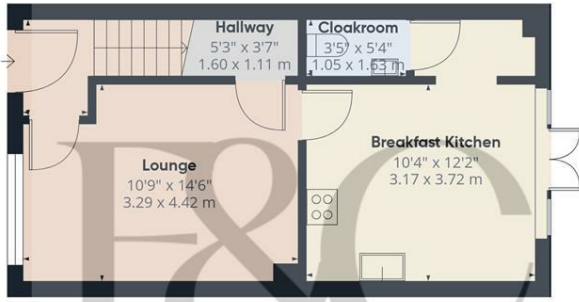
Partly tiled with a low flush WC, pedestal wash handbasin, shower cubical, ladder style radiator and sealed unit double glazed Velux window to rear.



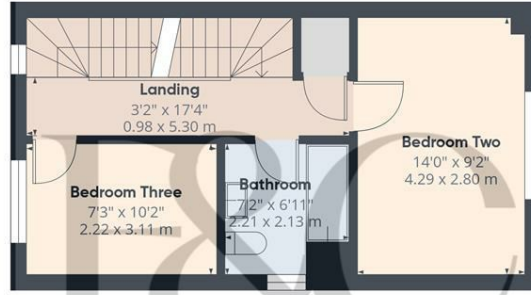
### **Outside**

The property benefits from a driveway down the side of the house and to the rear is a pleasant garden featuring stone patio area, lawn with wood edged borders, close slat timber fencing and side gate to driveway.

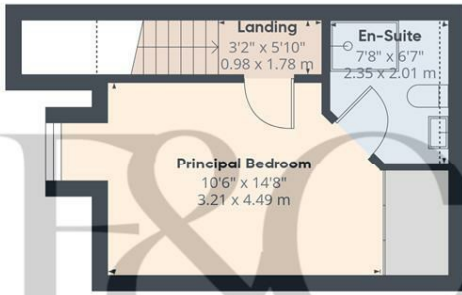
**Council Tax Band C**



Floor 0



Floor 1



Floor 2

Approximate total area<sup>m</sup>  
 926 ft<sup>2</sup>  
 86.1 m<sup>2</sup>

Reduced headroom  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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12 Rosehip Road  
Mickleover  
Derby  
DE3 9PB

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	