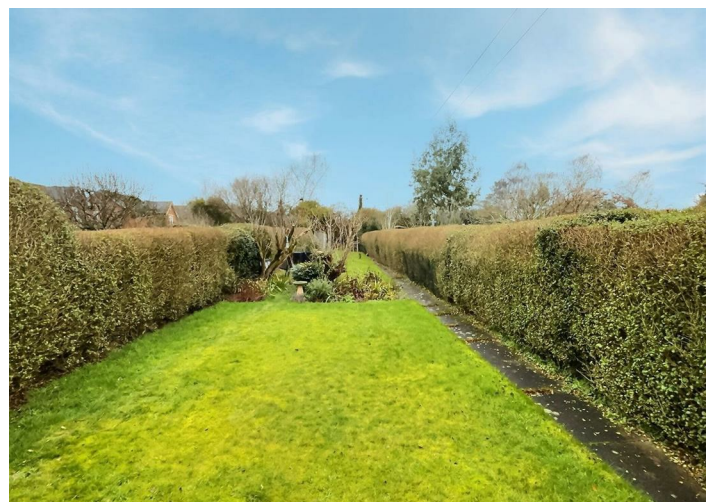


3 Bed House - Semi-Detached

Price £360,000

 Western Road, Mickleover, Derby, DE3 9GP



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BY PAD GROUP

3 Bed House - Semi-Detached

£360,000

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Why not take the video tour of arguably the finest example of it's type to be brought to the market. This stunning period semi detached family home has been superbly upgraded and thoughtfully extended to provide substantial high specification character accommodation coupled with all of the trappings of modern living. A full inspection will reveal a tastefully decorated property situated in this rarely available enclave close to Mickleover Village centre, sited on an extensive landscaped plot. Gas centrally heated and UPVC double glazed throughout, this tastefully appointed house briefly comprises: Recessed entrance porch and reception hall with feature Minton tiled floor, charming sitting room opening through to a spacious dining room which in turn leads to bespoke kitchen and bi fold doors to garden. On the first floor a landing leads to three double bedrooms and bathroom. Outside is a block paved two / three car parking, and extensive landscaped rear garden Early viewing is considered essential. The property is sold freehold. Council tax band C. Energy rating D.

Reception Hall

Having composite and opaque double glazed entrance door, feature original Minton tiled floor, ornate arch and staircase to first floor.



media connection points, original coving to ceiling, ceiling rose, radiator and UPVC double glazed sash style window to front aspect. Butler doors lead to the:-



Sitting Room 12'5" x 12'2" (3.80 x 3.71)



The focal point of the room being feature cast iron gas log effect multi fuel style burner, double radiator, television and

Dining Room 12'8" x 12'7" (3.88 x 3.84)



Having oak effect LVT flooring, radiator, original ornate coving, ceiling rose and UPVC double glazed window. The dining room opens out to the:-

Fitted Breakfast Kitchen 17'4" x 10'4" (5.29 x 3.15)



Having a range of shaker style fitted wall, base and drawer units with quartz effect working surfaces, matching splash backs, inset four ring black glass induction hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, integrated larder fridge, freezer and washing machine, inset stainless steel sink top with side drainer, hot and cold mixer tap, feature

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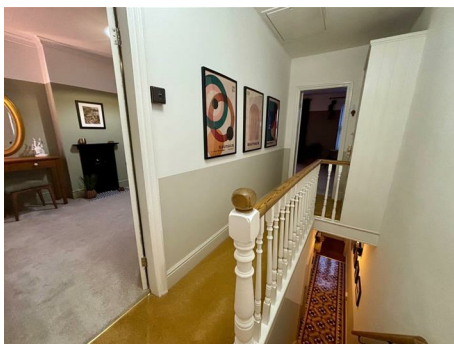
oak effect LVT flooring, deep understairs storage cupboard, ceiling LED down lighters, UPVC double glazed window, radiator and double glazed bi-fold doors giving views and access over the extensive private mature rear garden.



First Floor Galleried Landing



With turned spindle balustrade, feature original storage cupboard and access to roof space.



Principal Bedroom 15'8" x 12'4" (4.79 x 3.76)



Having feature original cast iron fire surround, radiator and two UPVC double glazed sash style windows to front aspect.



Bedroom Two 12'10" x 10'3" (3.93 x 3.13)



Having original cast iron fire surround, radiator, coving to ceiling and UPVC double glazed window to rear aspect.

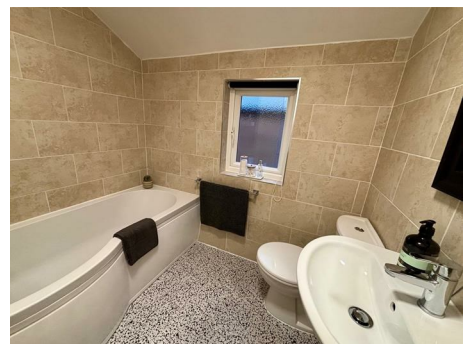


Bedroom Three 11'3" x 10'5" maximum (3.45 x 3.18 maximum)



Having a radiator and UPVC double glazed window to rear aspect (giving delightful views over the extensive rear garden).

Bathroom



Having modern white three piece suite with chrome mains fed shower over bath, glass shower screen, complimentary ceramic tiled walls with contrasting floor, radiator and UPVC opaque double-glazed window to side aspect.

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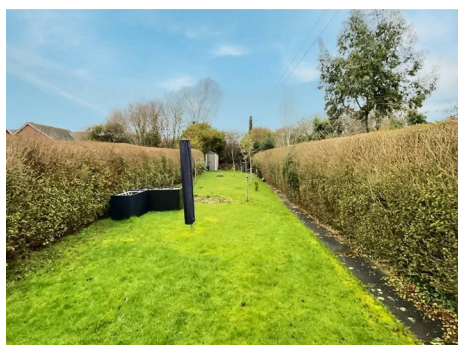
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Outside



The property occupies an extensive mature landscaped plot, at one of Mickleover's premier locations, situated close to the village. To the front is a block paved fore court giving car standing space for approximately two/three cars. The extensive rear garden is laid to a sweeping shaped lawn with kitchen garden area, block paved patio, outside tap with lighting.



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