

12 Linnet Hill, Micklegate, Derby, Derbyshire, DE3 0SJ

Price £465,000

Freehold



- Pastures Estate Residence
- Highly Desirable Location
- Fabulous Family Home
- Beautiful, Well-Established Rear Garden
- Extensive Driveway to Front
- Highly Versatile Accommodation, Particularly to the Ground Floor
- Four Bedrooms, Two En-Suites & Bathroom
- Close to a Superb Range of Amenities
- Close to Excellent Transport Links
- Viewing Highly Recommended





Summary

This is an extremely spacious, four bedroom, detached residence occupying a quiet cul-de-sac location on the highly desirable Pastures Estate in Micklegate.

The property is ideal for a growing family or for multi-generational living and features an extremely spacious ground floor with entrance hall, fitted guest cloakroom, living room, dining room, spacious study, sitting room, kitchen and utility. The first floor leads to a principal bedroom with en-suite shower room, second bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property has an extensive frontage providing ample off-road parking as well as a lawn fore-garden with mature trees. To the rear of the garden is a beautiful, well-established garden with mature trees, elevated lawn, brick retaining wall, herbaceous borders containing plants and shrubs and an extensive patio area.

F&C

The Location

The property is on the outskirts of Mickleover offering easy access into the centre, which has become one of Derby's most popular suburbs due to a thriving community feel and a varied range of amenities including large supermarket, restaurants, shops, pubs, gym, cafes, library, doctors and dentist. There is a regular bus service into Derby City centre and easy access to excellent transport links as well as major employers in the area.

Accommodation

Ground Floor

Entrance Hall

18'1" x 5'9" (5.53 x 1.76)

A UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor with feature balustrade and understairs storage cupboard.

Fitted Guest Cloakroom

4'8" x 3'1" (1.43 x 0.95)

Appointed with a low flush WC, vanity unit with wash handbasin and surrounds with storage beneath, central heating radiator and double glazed window to side.

Lounge

17'5" x 11'6" (5.33 x 3.53)

Featuring a fireplace with decorative surrounds, hearth and interior with living flame gas fire, central heating radiator, double glazed windows to front and double doors to dining room.



Dining Room

11'3" x 10'11" (3.43 x 3.33)

Having a central heating radiator and double glazed sliding patio door to garden.



Sitting Room

16'10" x 8'6" (5.15 x 2.60)

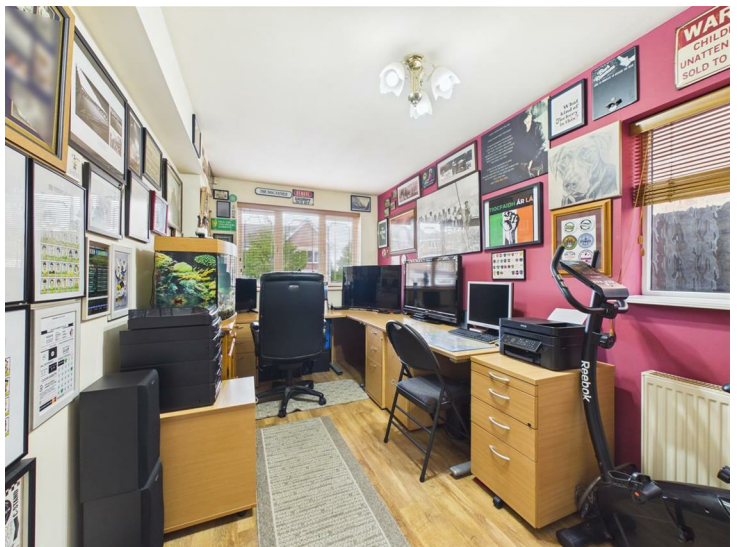
Forming part of the converted double garage with central heating radiator and double glazed window to front.



Spacious Study

16'4" x 8'0" (4.98 x 2.46)

With central heating radiator, double glazed windows to side and rear and double glazed door to garden.



Fitted Kitchen

14'0" x 9'6" (4.27 x 2.91)

Comprising granite effect roll edged worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards including illuminated display cabinets and plate racking, four plate induction hob with extractor hood over, built-in double oven, integrated dishwasher, appliance space suitable for American style fridge freezer, central heating radiator, double glazed window to rear and glazed door to utility.



Utility

7'8" x 5'5" (2.36 x 1.67)

Comprising granite effect worktops, stainless steel sink unit with tiled surrounds, storage cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator and double glazed door to rear.

First Floor Landing

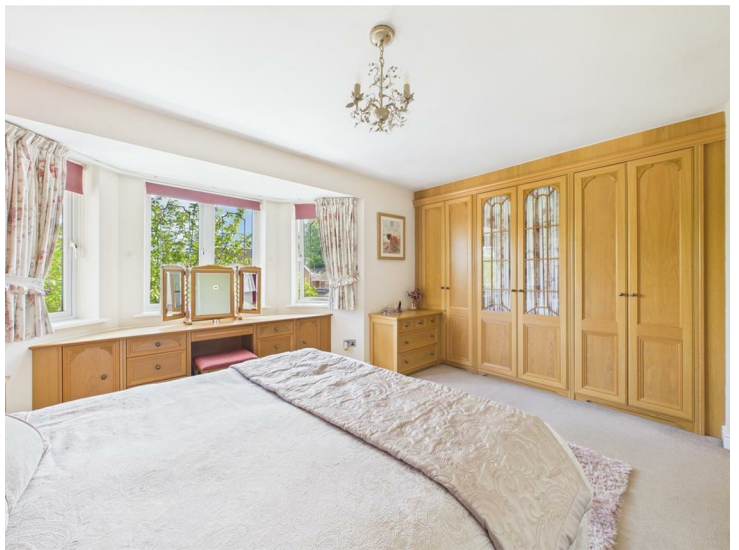
11'5" x 5'5" (3.49 x 1.66)

A feature semi-galleried landing with access to loft space and airing cupboard.

Principal Bedroom

13'10" x 12'9" (4.22 x 3.90)

Having a central heating radiator, quality fitted wardrobes, drawers and dressing table and double glazed windows to front.



Well-Appointed En-Suite Shower Room

9'5" x 4'4" (2.88 x 1.34)

Appointed with a low flush WC, wash handbasin, good size shower cubicle, central heating radiator and double glazed window to side.



Bedroom Two

12'6" x 10'5" (3.83 x 3.20)

Having a central heating radiator and double glazed window to rear with pleasant outlook.



En-Suite

5'1" x 4'0" (1.55 x 1.23)

Partly tiled and appointed with a low flush WC, wash handbasin, shower cubicle, central heating radiator and double glazed window to rear.



Bedroom Three

11'1" x 9'1" (3.38 x 2.78)

With central heating radiator, bespoke wardrobe/storage shelves and double glazed window to front.



Bedroom Four

8'9" x 7'6" (2.69 x 2.31)

With central heating radiator and double glazed window to rear.



Well-Appointed Bathroom

8'3" x 5'5" (2.52 x 1.66)

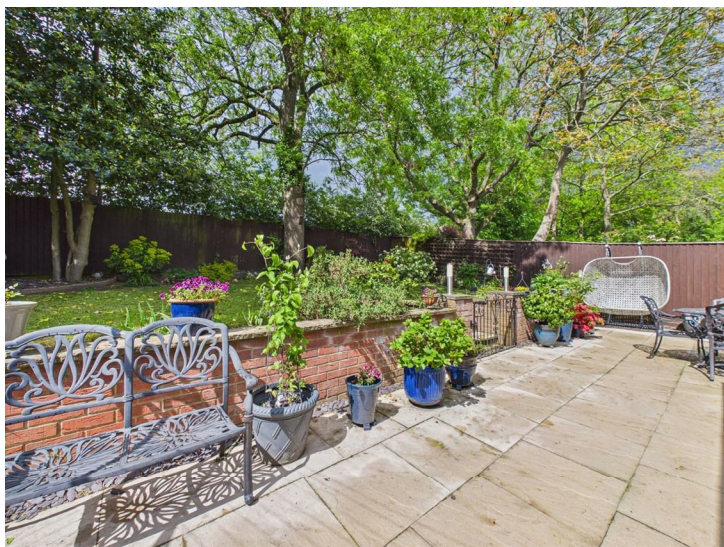
Fully tiled and appointed with a low flush WC, wash handbasin, jacuzzi bath with shower attachment, central heating radiator and double glazed window to side.



Outside

The property occupies an elevated position set up on this sought-after cul-de-sac location with lawn fore-garden and mature trees. There is a tarmac driveway providing off-road parking for three vehicles. There is access to the rear down the side of the property.

To the rear of the property is a mature garden featuring an extensive lower level patio while steps lead up to an elevated lawn with herbaceous borders, brick retaining wall, mature trees and a good degree of privacy.



Council Tax Band F





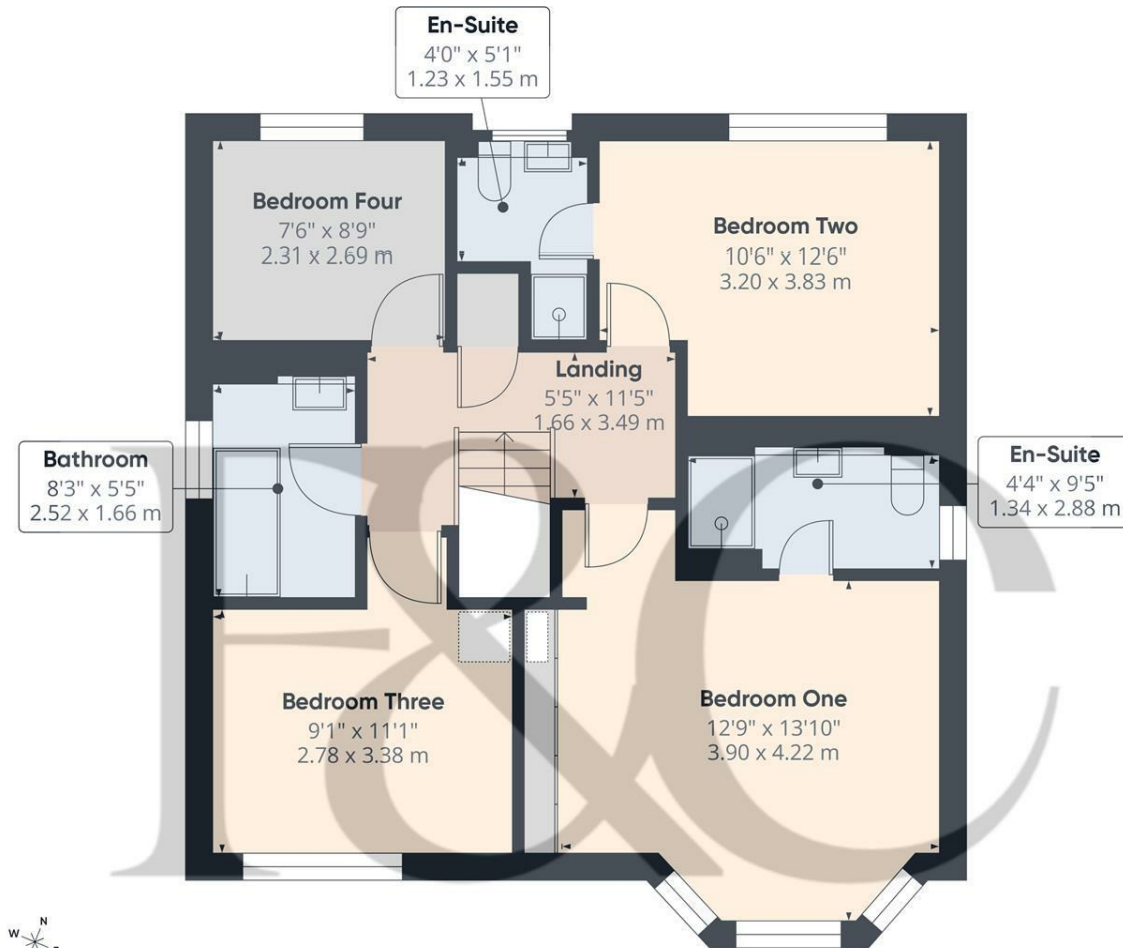
Floor 0

Approximate total area^m
902 ft²
83.9 m²

(1) Excluding balconies and terraces

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

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Floor 1

Approximate total area^m
661 ft²
61.4 m²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

12 Linnet Hill
Mickleover
Derby
Derbyshire
DE3 0SJ

Council Tax Band: F
Tenure: Freehold

