

2 Bed House - Semi-Detached

Price £225,000

📍 Thompson Close, Mickleover, Derby, DE3 0AU



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A quite superb J.S Bloor built semi detached home occupying a private cul de sac position off the main Archer Drive and sited within walking distance of the Great Northern Greenway. This delightful house occupies a landscaped plot within this sought after enclave and needs to be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed. In brief; reception hall, sitting room, well equipped dining kitchen with utility and Wc off. On the first floor a landing leads to two bedrooms (Principal bedroom with shower room en-suite) and main bathroom with white suite. Outside is a two car forecourt and established gardens. Freehold. Council tax band B. Energy rating B.

Reception Hall

Having composite and opaque double glazed entrance door, wood effect tiled floor, radiator and staircase to first floor.

Sitting Room 14'3" x 12'0" (4.35 x 3.67)



Having television and media connection points, deep downstairs storage cupboard, wood effect tiled floor, radiator and UPVC double glazed window to front aspect.



Dining Kitchen 12'2" x 11'11" (3.72 x 3.65)



Having a full range of soft close fitted wall, base and drawer units with laminated working surfaces, complimentary ceramic tiled splash backs, inset sink top with vegetable preparation bowl, side drainer and extendable hot and cold mixer tap, integrated black glass four ring ceramic hob with matching splash back, canopy extractor hood with down lighter, electric fan assisted oven and grill, concealed larder fridge, freezer, wood effect tiled floor, space and plumbing for dish washer, radiator, ceiling extractor fan and UPVC double glazed windows with matching French doors giving views and access over the rear garden.



Utility Area

Having a range of fitted soft close wall and base cupboards with laminated rolled edge working surfaces, wood effect tiled floor, space and plumbing for washing machine, concealed Ideal wall mounted combination gas boiler,

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Guest's Cloakroom / Wc



Having modern white two piece suite, wood effect tiled floor, radiator and extractor.

Shower Room En-Suite



Having modern white three piece suite.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath , complimentary ceramic splash backs with contrasting floor, wall mounted extractor fan, UPVC opaque double glazed window to side aspect.

First Floor

Landing

With access to roof space.

Principle Bedroom 9'9" x 9'4" (2.98 x 2.86)

Having television connection point, radiator, recessed built in wardrobe with sliding mirrored doors, UPVC double glazed window to rear aspect.



Bedroom Two 10'2" x 8'9" (3.11 x 2.67)



Having radiator and UPVC double glazed window to front aspect.

Outside



The property occupies a delightful cul-de-sac position, within easy walking distance of the local nature trail and is sited on a landscaped plot. To the front is a tarmac fore court giving car standing space for two cars together with mature shrubs. At the side of the property a gate and pathway leads to the rear garden, enclosed by close panelled fencing, laid to lawn with patio area,

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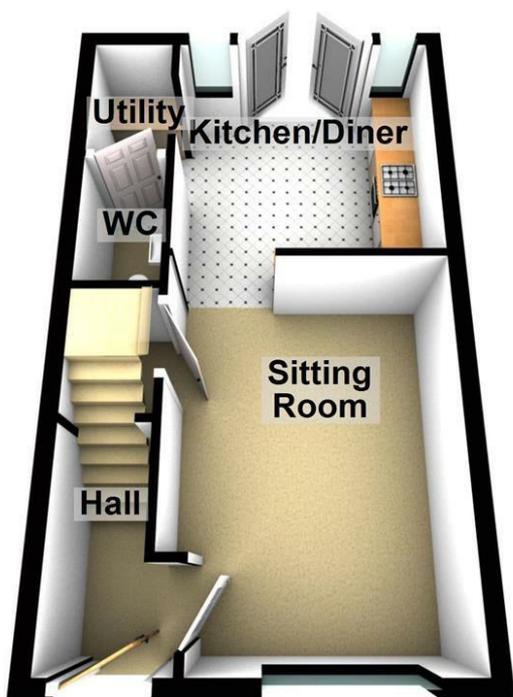
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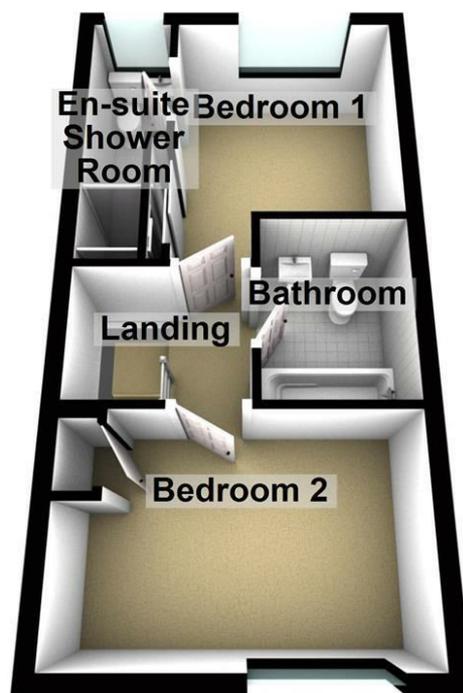
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	97
EU Directive 2002/91/EC			

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