

44a Vicarage Road, Mickleover, Derby, DE3 0ED

Offers Over £400,000

Freehold



- Superbly Presented Throughout
- Ideal Family Home
- Highly Convenient Location
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge / Dining Room
- Quality Fitted Kitchen
- Principle Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Fabulous Private Rear Garden
- Extensive Driveway & Garage





Summary

This is a superbly presented, extremely well-appointed, modern, four bedroom, detached residence located in the heart of Mickleover.

Greatly improved by the present owners the property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, full width lounge/dining room to the rear of the property and high specification fitted kitchen with quartz effect worktops and built-in appliances. The first floor landing leads to a principle bedroom with a superbly appointed en-suite shower room, three further good size bedrooms and a well-appointed bathroom.

To the rear of the property is a fabulous, low maintenance garden with artificial lawn with tiled seating areas, slate chipping borders with splendid raised beds containing plants and shrubs, timber framed gazebo with hot tub beneath (available by separate negotiation), a very pleasant outlook over neighbouring gardens and a good degree of privacy.

F&C

The Location

The property's location on Vicarage Road gives easy access to a full range of amenities in Mickleover including a varied range of shops and facilities including restaurants, pubs, large supermarket, petrol station, bakery, gym and a regular bus service into Derby City centre. There is schooling available at all levels and easy access is available to all transport links.

Accommodation

Ground Floor

Entrance Hall

21'7" x 4'0" (6.59 x 1.24)

A panelled and glazed entrance door provides access to spacious entrance hall with central heating radiator, staircase to first floor and integral door to garage.



Fitted Guest Cloakroom

5'4" x 2'9" (1.63 x 0.84)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath and central heating radiator.

Spacious Open Plan Lounge / Dining Room

23'5" x 9'6" (7.15 x 2.90)

Featuring a media wall, two central heating radiators, understairs storage cupboard and double glazed window to rear with matching double glazed French doors to garden.



Kitchen

16'4" x 9'10" (5.00 x 3.01)

Comprising quartz effects worktops, inset ceramic sink unit with mixer tap, stylish fitted base cupboards and drawers with LED lighting, inset Neff induction hob, retractable extractor hood, full height fridge, separate freezer, twin Neff ovens, integrated washing machine and dishwasher, stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, double glazed window to front and double glazed door to side.



First Floor Landing

13'3" x 3'2" (4.04 x 0.97)

With central heating radiator, feature balustrade and airing cupboard.

Principle Bedroom

14'4" x 12'8" (4.39 x 3.87)

Having a central heating radiator, two double glazed windows to rear with bespoke shutters and door to superbly appointed en-suite shower room.



Superbly Appointed En-Suite Shower Room

10'9" x 3'11" (3.29 x 1.20)

Partly tiled with a low flush WC, vanity unit with wash handbasin and drawers beneath, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



Bedroom Two

11'5" x 10'9" (3.50 x 3.29)

Having fitted wardrobes with sliding mirrored doors, central heating radiator and double glazed window to front.



Bedroom Three

11'1" x 8'7" (3.39 x 2.63)

With central heating radiator and double glazed window to front.



Bedroom Four

9'6" x 8'7" (2.90 x 2.64)

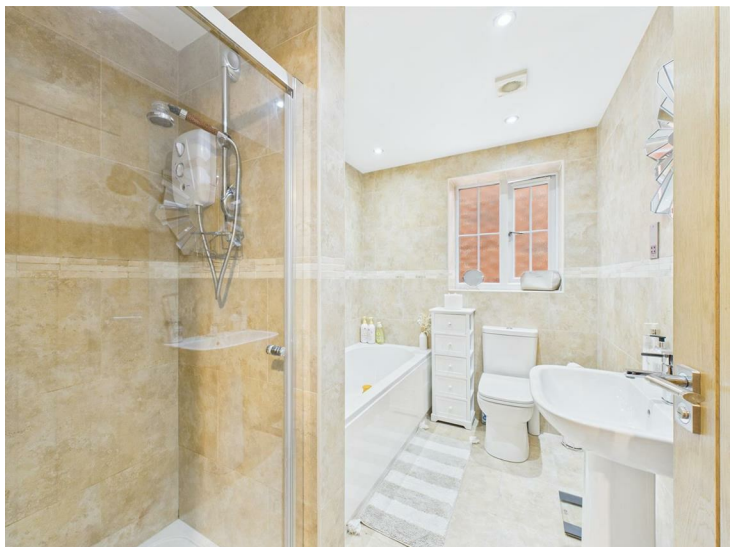
Having a central heating radiator and double glazed window to rear with bespoke shutters.



Bathroom

8'7" x 6'5" (2.64 x 1.97)

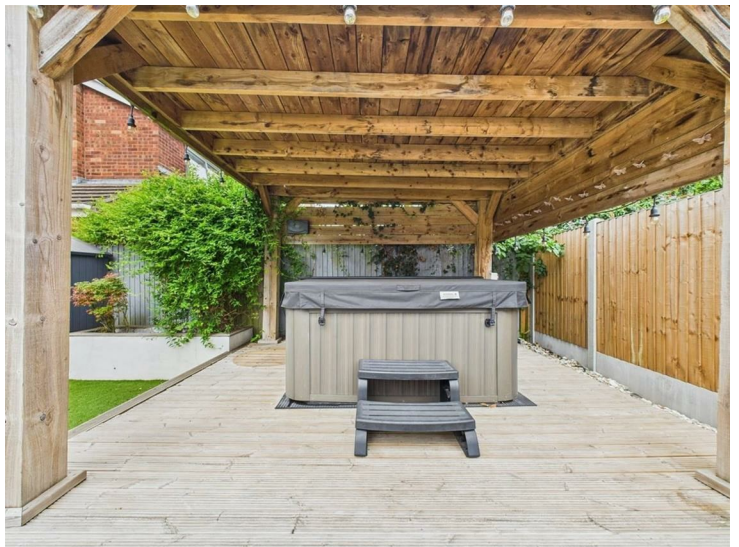
Appointed with travertine tiling, low flush WC, pedestal wash handbasin, bath, separate shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed window to side.



Outside

To the front of the property is an extensive block paved driveway which is wide enough for at least three vehicles. There is an electric door to an integral garage. Access is provided down the side of the property to the rear through a gate and there is also ornamental lighting.

To the rear of the property there is a low maintenance garden with artificial lawn, tiled seating area, slate borders, raised beds containing plants and shrubs and decked area covered by a timber framed gazebo with space beneath for a hot tub (available by separate negotiation).



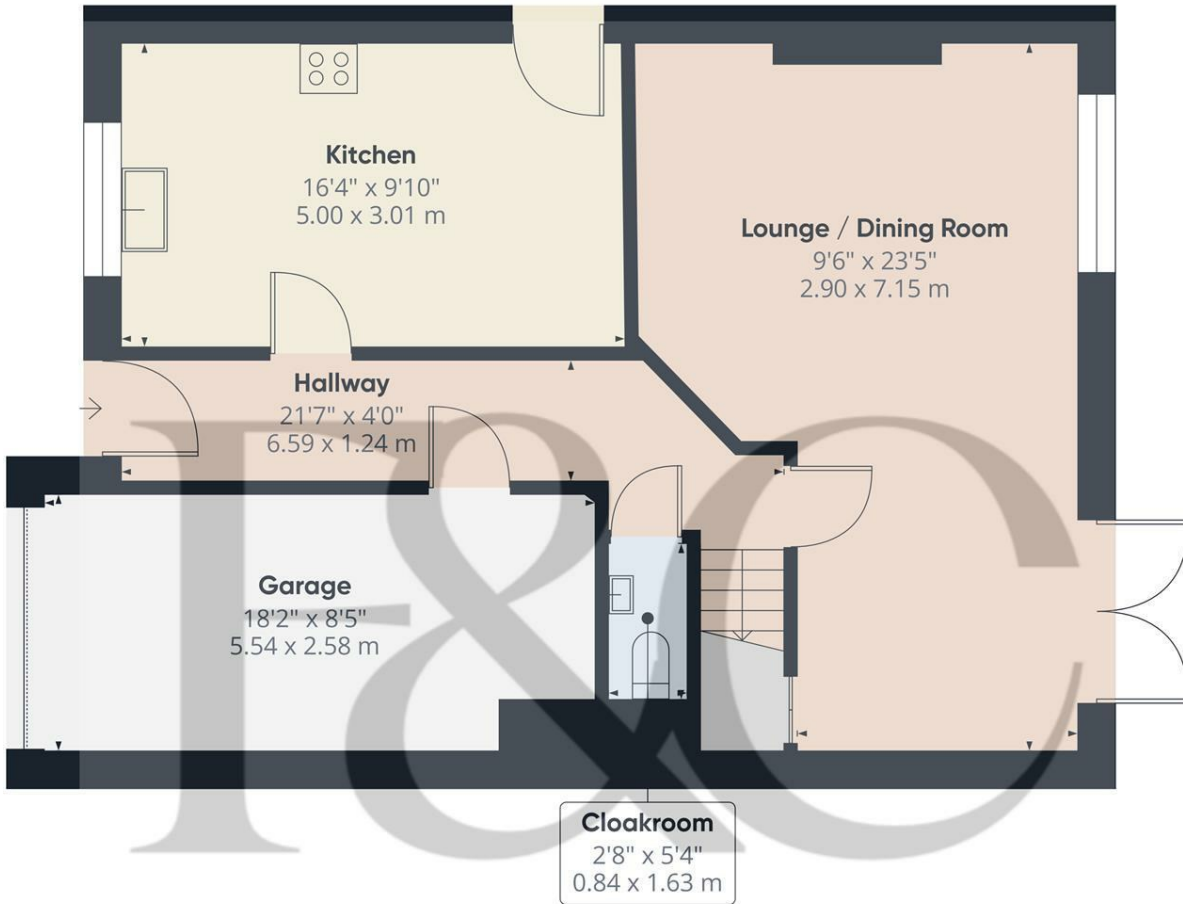
Garage

18'2" x 8'5" (5.54 x 2.58)

With power, lighting and electric door.

Council Tax Band E





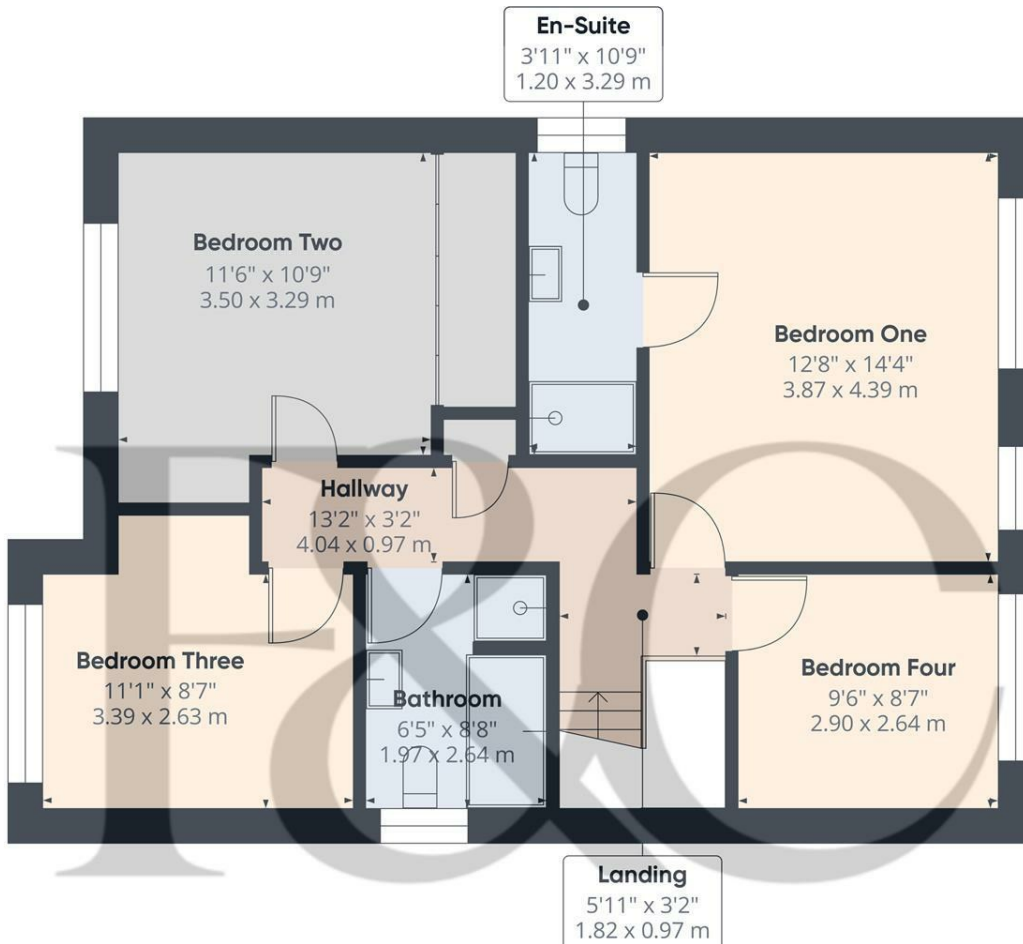
Floor 0

Approximate total area^m
731 ft²
67.9 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
694 ft²
64.5 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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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(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	