Fletcher & Company

Moorland Road, Mickleover, Derby, DE3 9FX

Offers Around £495,000

Freehold

- Viewing Essential
- Sizeable Bungalow in Prime Location
- Fabulous, Private Rear Garden
- Extensive Driveway & Garage
- Superbly Presented Througout
- Spacious Lounge & Quality Fitted Kitchen
- Two Bedrooms & Shower Room
- Study/Third Bedroom
- Close to Mickleover Centre
- Good Transport Links into Derby City Centre

Summary

This is a superbly presented, three bedroom detached bungalow occupying a fabulous plot on highly sought after Moorland Road in Mickleover. The property is positioned on this particularly quiet road, set back behind an extensive, block paved driveway which is accessed through wrought iron gates and provides car standing space for multiple vehicles and access to a detached garage. The property benefits from 5.6kw solar panels with battery storage.

The fore-garden boasts well manicured borders containing hedging and shrubs. To the rear of the property is a beautiful, private garden incorporating an extensive, block paved terrace with bridge over an ornamental pond, substantial and well maintained lawn, well manicured flower beds with hedging, shrubs and mature trees. There is a section which houses two generous sized sheds which are included in the sale along with a summerhouse and greenhouse, all of which have power and the garden is bounded by close slat timber fencing, offering a pleasant open outlook and as mentioned, offing a high degree of privacy. The garden is a true feature of the sale which must be seen to be fully appreciated.

Internally, the property is double glazed and gas central heated with entrance hall, spacious lounge with feature fireplace, quality fitted kitchen with quartz worktops, BOSCH integrated appliances, study/bedroom three, two further bedrooms and well-appointed shower room.

The Location

The property's position on Moorland Road, just off Station Road allows for easy access into the centre of Mickleover which has a varied range of amenities, including doctors, dentist, supermarket, restaurants, pubs and a gym. A regular bus service runs along Station Road into Derby Coty Centre.

Accommodation

Entrance Hall

10'7" x 3'2" (3.25 x 0.99)

A panelled and double glazed entrance door with double glazed sidelights provides access to the hallway with central heating radiator and cloak cupboard.

Living Room

17'1" x 13'5" (5.22 x 4.10)

Having a feature fireplace with decorative surround, marble hearth interior with electric fire, central heating radiator, decorative coving, double glazed window to front and multi-pane door to the inner lobby.

Dining Kitchen

17'1" x 9'6" (5.21 x 2.90)

Featuring a quality fitted breakfast kitchen by Wren Kitchens with quartz worktops with matching upstands, inset stainless steel sink unit, quality fitted base cupboards and drawers, complementary wall mounted cupboards, BOSCH appliances including induction hob, extractor hood, oven, fridge freezer, dishwasher and microwave, central heating radiator, double gazed window to side and rear and a panelled and glazed door to the garden.

Inner Lobby

5'10" x 4'6" (1.80 x 1.39)

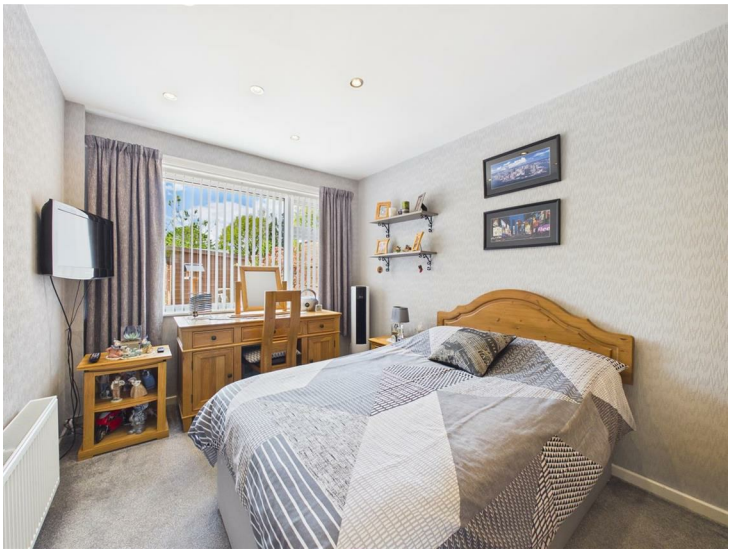
With fitted cupboards and archway through to the kitchen.

Bedroom One

11'5" x 10'0" (3.50 x 3.06)

With central heating radiator, fitted wardrobes, dressing table and double glazed window to front.

Bedroom Two
12'8" x 9'1" (3.87 x 2.77)
With central heating radiator and double glazed window to rear.



Inner Lobby
4'0" x 2'11" (1.24 x 0.91)
Providing access to loft space.

Well-Appointed Shower Room
9'1" x 6'10" (2.77 x 2.10)
Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage cupboards beneath, shower cubicle, chrome towel rail/radiator, airing cupboard housing the recently installed Worcester boiler (supplied with 12 months guarantee) and double glazed window to rear.

Study/Bedroom Three
12'1" x 8'3" (3.69 x 2.52)
With central heating radiator, useful fitted storage and double glazed window to rear.

Outside

The property occupies a fabulous location on Moorland Road and is accessed by wrought iron gates leading to an immaculate block paved driveway providing ample off-road parking and access to a detached garage. There is a mature fore-garden with plants and shrubs.

To the rear of the property is a fabulous, private garden bounded by close slat timber fencing, featuring extensive patio/terrace just off the kitchen and a decked bridge over an ornamental pond with beautifully stocked borders. This leads to an expansive lawn which is in excellent condition and is retained by an abundance of well-stocked borders containing plants, shrubs and mature trees. Please note, there is a summer house, greenhouse and two generous sized sheds included in the sale all of which have power.

Council Tax Band D

Approximate total area(1)

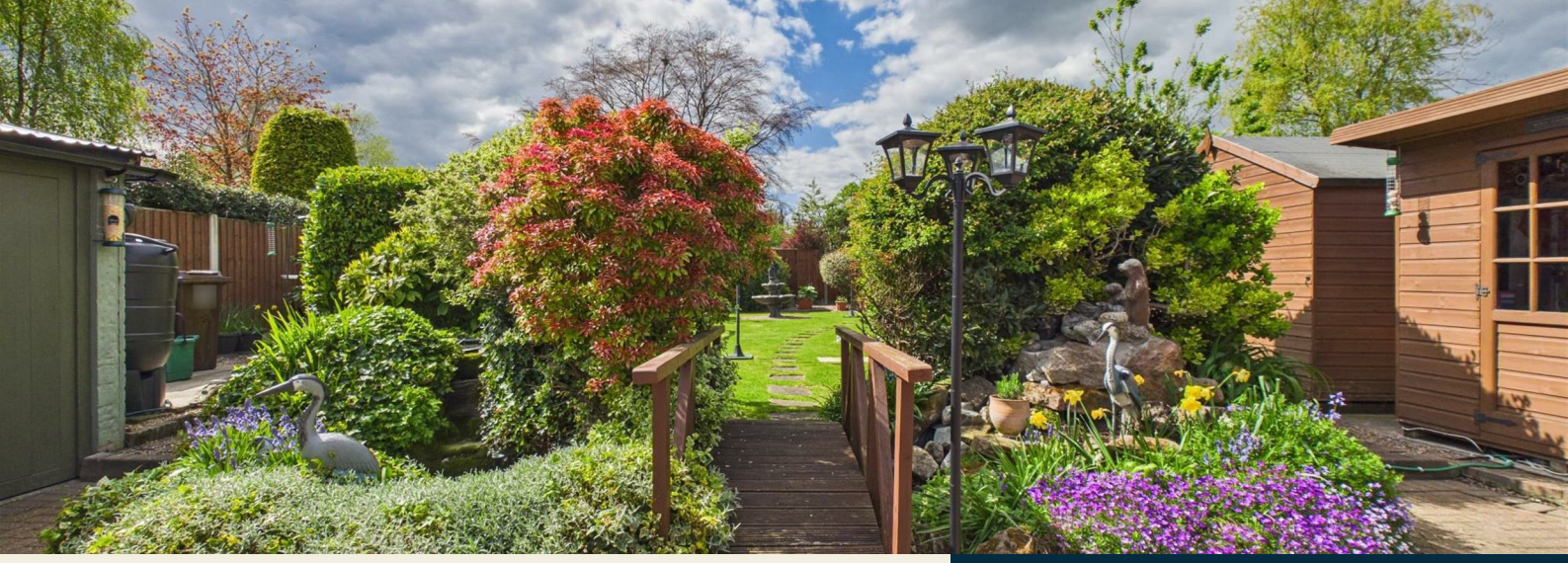
899 ft²

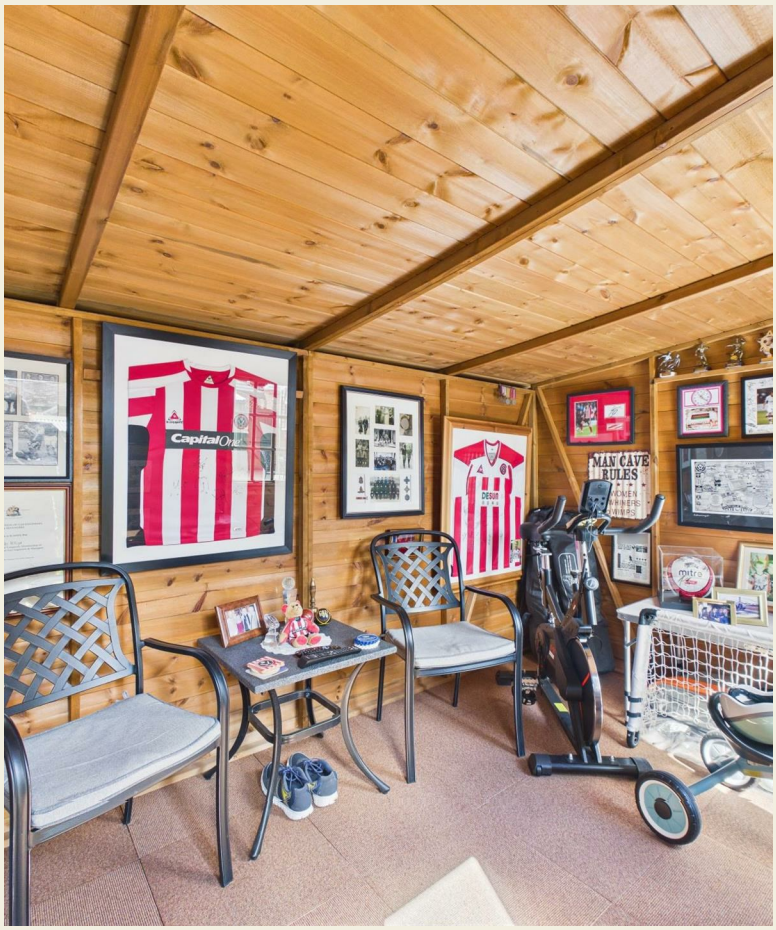
83.6 m²

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	96
(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 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

17 Moorland Road
Mickleover
Derby
DE3 9FX

Council Tax Band: D
Tenure: Freehold