

Fletcher & Company

21 Gleneagles Close, Mickleover, Derby, Derbyshire,
DE3 9YB

Offers Over £625,000

Freehold



- Fabulous Home Office/Gym
- Ideal for a Large Family
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Separate Large Sitting Room & Study/Bedroom
- Breakfast Kitchen & Utility
- Principle Bedroom with En-Suite Shower Room
- Three/Four Further Bedrooms & Bathroom
- South Facing Rear Garden
- Extensive Driveway & Garage
- Spacious & Versatile





Summary

A much improved and extended, five bedroom, detached residence occupying a highly sought after location on Gleneagles Close in Mickleover.

This is a rare opportunity to acquire a fabulous, extended, five bedroom, detached residence in a quiet cul-de-sac location in Mickleover. The property is one of only a few in the cul-de-sac and is set back behind a lawned fore-garden with adjacent driveway, providing ample off-road parking and access to an attached double garage. To the rear of the property is a very pleasant, south facing garden with upper level lawn and lower level patio/terrace.

Internally is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with feature marble fireplace, separate large sitting room, study/bedroom and high specification dining kitchen with integrated appliances and utility off. The first floor landing leads to a principle bedroom with superbly appointed en-suite shower room, three further bedrooms and a well-appointed bathroom.

The property benefits from new windows and new external doors.

F&C

The Location

The property's location off Uttoxeter Road gives very easy access to the Royal Derby hospital. Mickleover village centre offers an excellent range of amenities including large supermarket, petrol station, restaurants, cafes and a regular bus service into Derby City centre. The property is also convenient for excellent schooling including Wren Park primary, Littleover Community School, Derby High and Boy's grammar school in Littleover.

Accommodation

Ground Floor

Entrance Hall

15'1" x 7'10" (4.61 x 2.40)

A composite entrance door provides access to spacious hallway with central heating radiator, Karndean floor, staircase to first floor and double glazed window to front.



Fitted Guest Cloakroom

5'1" x 3'1" (1.56 x 0.94)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, chrome towel radiator and double glazed window to side.

Lounge

22'3" x 11'6" (6.80 x 3.52)

Having a feature marble fireplace with coal effect living flame fitted gas fire, central heating radiator, decorative coving, double glazed box bay window to front and double glazed doors to sitting room.



Sitting Room

16'1" x 14'11" (4.92 x 4.57)

With a feature high ceiling incorporating recessed ceiling spotlighting, sealed unit double glazed Velux window, underfloor heating, central heating radiator and double glazed window to side with matching bifold doors to rear.



Study/Bedroom Five

9'2" x 7'9" (2.80 x 2.38)

Having a central heating radiator, access to roof space and double glazed window to front.



Fitted Dining Kitchen

20'8" x 11'3" (6.32 x 3.45)



Dining Area

A spacious area with porcelain tile flooring, recessed ceiling spotlighting, decorative coving and double glazed French doors to garden.



Kitchen Area

Comprising granite preparation surfaces extending to breakfast bar, white gloss finish base cupboards and drawers, complementary wall mounted cupboards, LED lighting, inset stainless steel sink unit with mixer tap, inset five plate gas hob with built-in double oven, microwave and extractor fan, integrated dishwasher, double fridge, double freezer, recessed ceiling spotlighting, decorative coving, porcelain tile flooring, double glazed window to rear and archway to utility.



Utility Room

5'1" x 4'10" (1.56 x 1.49)

Comprising granite worktop with matching upstand and appliance space beneath for washing machine and tumble dryer and storage cupboards over.

First Floor Landing

13'4" x 7'4" (4.08 x 2.25)

A semi-galleried landing with feature balustrade, access to loft space and double glazed window to front.

Bedroom One

13'5" x 9'2" (4.09 x 2.80)

Having a central heating radiator, fitted wardrobe, recessed ceiling spotlighting and double glazed window to rear.



Superbly Appointed En-Suite Shower Room

9'0" x 5'2" (2.76 x 1.60)

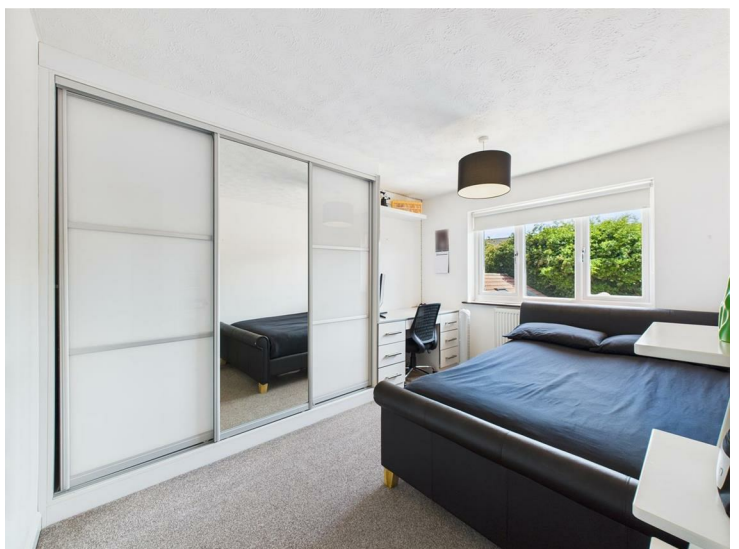
Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



Bedroom Two

12'1" x 7'8" (3.69 x 2.35)

With central heating radiator, built-in wardrobe and double glazed window to rear.



Bedroom Three

9'8" x 7'3" (2.95 x 2.23)

Having a central heating radiator, built-in wardrobe and double glazed window to front.



Bedroom Four

8'11" x 7'3" (2.73 x 2.23)

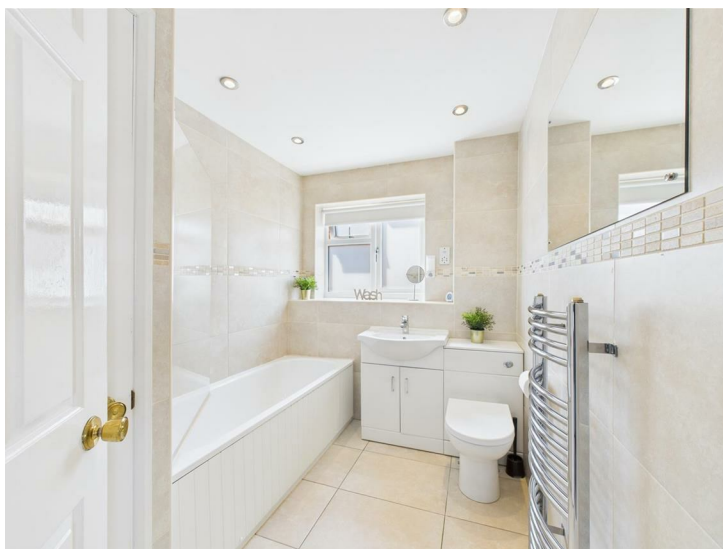
With central heating radiator and double glazed window to front.



Well-Appointed Family Bathroom

8'2" x 6'7" (2.51 x 2.02)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, airing cupboard, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed window to side.



Gym/Home Office

17'5" x 12'10" (5.32 x 3.93)

A true feature to this sale is the additional gym/home office which is located off the back of the double garage and features underfloor heating, high ceiling with double glazed Velux windows and bifold door. This is a fabulous addition to the living accommodation and offers versatility to the living accommodation.



Garage

17'5" x 17'4" (5.32 x 5.29)

With power, lighting and pedestrian door to side.

Outside

The property is set within a fabulous, quiet cul-de-sac location on Gleneagles Close. Set back behind an attractive, lawned fore-garden with adjacent driveway providing ample off-road parking for multiple vehicles and access to an attached double garage. To the rear of the property is a fabulous, private, south facing rear garden incorporating extensive terrace/patio. Steps lead up to an elevated lawn with brick retaining wall and there are herbaceous borders containing hedging and shrubs.



Council Tax Band E





Floor 0

Approximate total area⁽¹⁾

1485 ft²
137.8 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

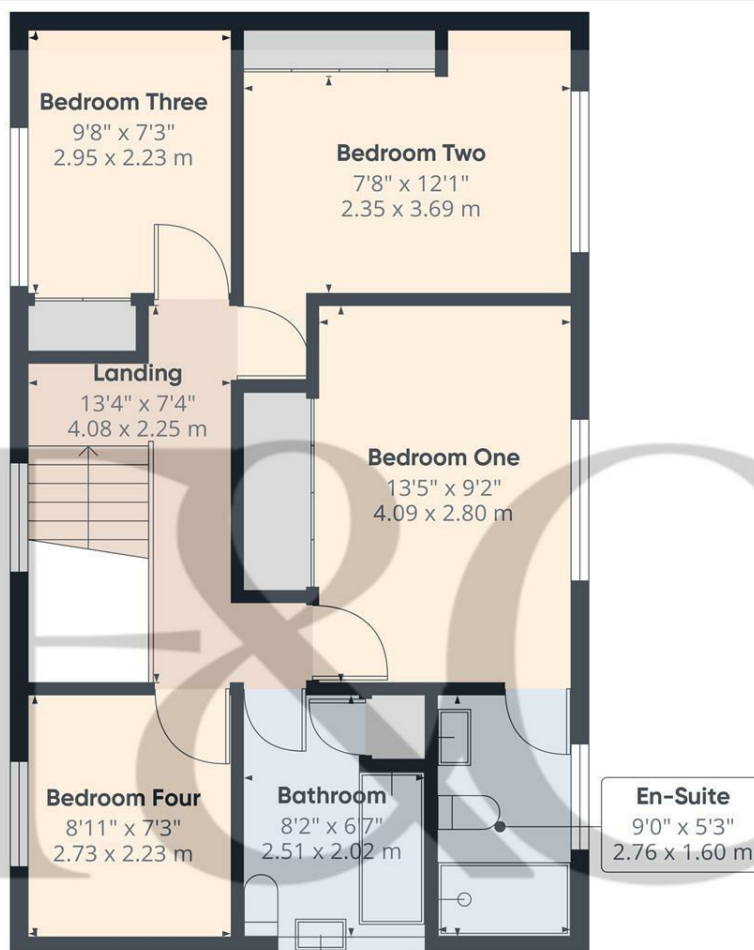
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

578 ft²
53.7 m²

(1) Excluding balconies and terraces


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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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 	

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21 Gleneagles Close
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Council Tax Band: E
Tenure: Freehold

