3 Bed House - Detached

£1,200 Per calendar month

Starflower Way, Mickleover, Derby, DE3 0FD







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AVAILABLE EARLY JANUARY - UNFURNISHED - NO SMOKERS - DEPOSIT £1384.61 - HOLDING DEPOSIT REQUIRED OF £276.92.
Brand new modern detached family home constructed by Messrs Miller Homes to their usual high specification, situated in this highly aspirational locality close to the newly built Hackwood Primary Academy for three to eleven year old children. A full inspection will reveal a high specification gas centrally heated and UPVC double glazed property briefly comprising; reception hall, guest's cloakroom / wc, sitting room, well equipped dining kitchen. On the first floor a landing leads to three bedrooms (en-suite to master bedroom) and family bathroom. Outside are well tended gardens together with an adjacent driveway giving car standing space for two / three cars. The property boasts close links to Rolls Royce, Toyota, Mickleover Village centre and the Royal Derby Hospital.
EPC Rating B . Council tax band D.

Canopied Storm Porch
To:-

Reception Hall



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



Guest Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs, radiator and UPVC opaque double glazed window to front aspect.

Sitting Room 15'4 x 10'2 (4.67m x 3.10m)



Having television and media connection points, two radiators and UPVC double glazed window to front aspect.

Dining Kitchen 17'3 x 11'5 (5.26m x 3.48m)



Having a full range of white soft close fitted wall, base and drawer units with laminated working surfaces, inset Zanussi stainless steel four burner gas hob with matching splash back, canopy extractor hood with down lighter, eye level electric fan assisted oven and grill, integrated larder fridge, freezer, dish washer and washer/dryer, radiator, deep understairs storage cupboard, UPVC double glazed window and UPVC double glazed french door giving views and access over the rear garden.

First Floor Landing
With access to roof space and airing cupboard (housing the Potterton wall mounted combination gas boiler providing instant domestic hot water and gas central heating).

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Bedroom One 13'11 x 11'1 maximum (4.24m x 3.38m maximum)



Having radiator and UPVC double glazed window to front aspect.



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in double shower cubicle with chrome mains fed shower, chrome and glass sliding door and screen, complimentary polished ceramic tiled splash backs, radiator, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

Bedroom Two 10'5 x 9'3 (3.18m x 2.82m)



Having radiator and UPVC double glazed window to rear aspect

Bedroom Three 9'3 x 6'6 (2.82m x 1.98m)



Having radiator and UPVC double glazed window to rear aspect.

Family Bathroom



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and panelled bath with Mira electric shower over, glass shower screen, complimentary polished ceramic tiled splash backs, radiator, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.

Outside

The property occupies a well tended plot in this highly aspirational locality, sited within easy walking distance of the newly constructed primary school. To the front is a wrought iron fenced balustrade with tree barked mature shrubbed borders. An adjacent tarmac driveway gives car parking space for two/three cars with a wooden access gate leading to the rear garden, enclosed by close panel fencing, laid to a shaped lawn with Cotswold style patio area and pathway, cold water tap and timber shed.

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