

1 Rosehip Road, Mickleover, Derby, DE3 9PB

Offers Around £240,000

Freehold



- Extremely Stylish Presentation
- Low Maintenance Living
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Breakfast Kitchen & Utility Area off
- Principal Bedroom with En-Suite Shower Room
- Further Double Bedroom & Bathroom
- Low Maintenance Rear Garden
- Double Width Driveway
- Viewing Essential





Summary

This is a beautifully presented, two double bedroom, Bloor built, midtown house occupying a highly desirable location off Station Road in Mickleover.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious lounge, breakfast kitchen and utility area. The first floor landing leads to a principal bedroom with en-suite shower room, further double bedroom and well-appointed bathroom.

The property benefits from a double width driveway to the front and to the rear of the property is a stylish, low maintenance garden with extended patio, gravelled borders, timber fencing, rear pedestrian gate and a good degree of privacy.

F&C

The Location

Mickleover is one of Derby's most popular suburbs noted for the range of excellent facilities centred around the hub of the village. There is a supermarket, a wide variety of retail outlets, pubs, restaurants, gym, doctors, dentists and a regular bus service into Derby City centre. There is easy access onto the A516, A38 and A50. The property is also within commuting distance of major employers in the area.

Accommodation

Ground Floor

Entrance Hall

5'1" x 3'6" (1.56 x 1.08)

An entrance door with glazed insets provides access to hallway with staircase to first floor.

Lounge

13'5" x 11'10" (4.09 x 3.62)

Having a central heating radiator, dado rail, wood effect flooring, understairs storage cupboard, double glazed and leaded window to front and panelled and glazed door to kitchen.



Breakfast Kitchen

11'4" x 9'9" (3.47 x 2.98)

Comprising a stylish L-shaped worktop with matching upstands, ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and integrated oven beneath, integrated fridge freezer, dishwasher and washing machine, central heating radiator, continuation of wood effect flooring, double glazed French doors with matching sidelights to garden and open access to utility area.



Utility Area

Fitted Guest Cloakroom

4'11" x 3'5" (1.51 x 1.05)

Appointed with a low flush WC, wash handbasin, tiled surround, continuation of wood effect flooring and chrome towel radiator.



First Floor Landing

6'5" x 3'8" (1.97 x 1.14)



Bedroom One

9'1" x 9'0" (2.79 x 2.76)

With central heating radiator, double glazed window to front and door to en-suite.



Well-Appointed Shower Room

5'10" x 5'0" (1.79 x 1.54)

Appointed with a low flush WC, wash handbasin, tiled surround, shower cubicle, ladder style radiator and double glazed window to rear.



Bedroom Two

11'8" x 10'1" (3.57 x 3.08)

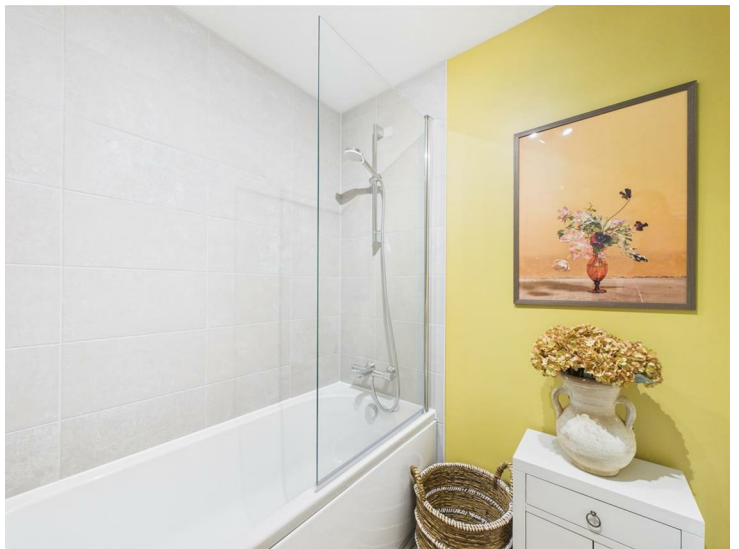
Having a central heating radiator, useful storage cupboard and two double glazed and leaded windows to front.



Bathroom

7'2" x 5'7" (2.19 x 1.71)

Well-appointed with a low flush WC, wash handbasin, tiled surround, panelled bath with shower attachment, chrome towel radiator and shaver point.



Outside

To the front of the property is a double width tarmac driveway and stylish stone pathway with gravelled border, ideal for potted plants.

To the rear is a low maintenance garden with extended patio, timber fencing and rear pedestrian gate.

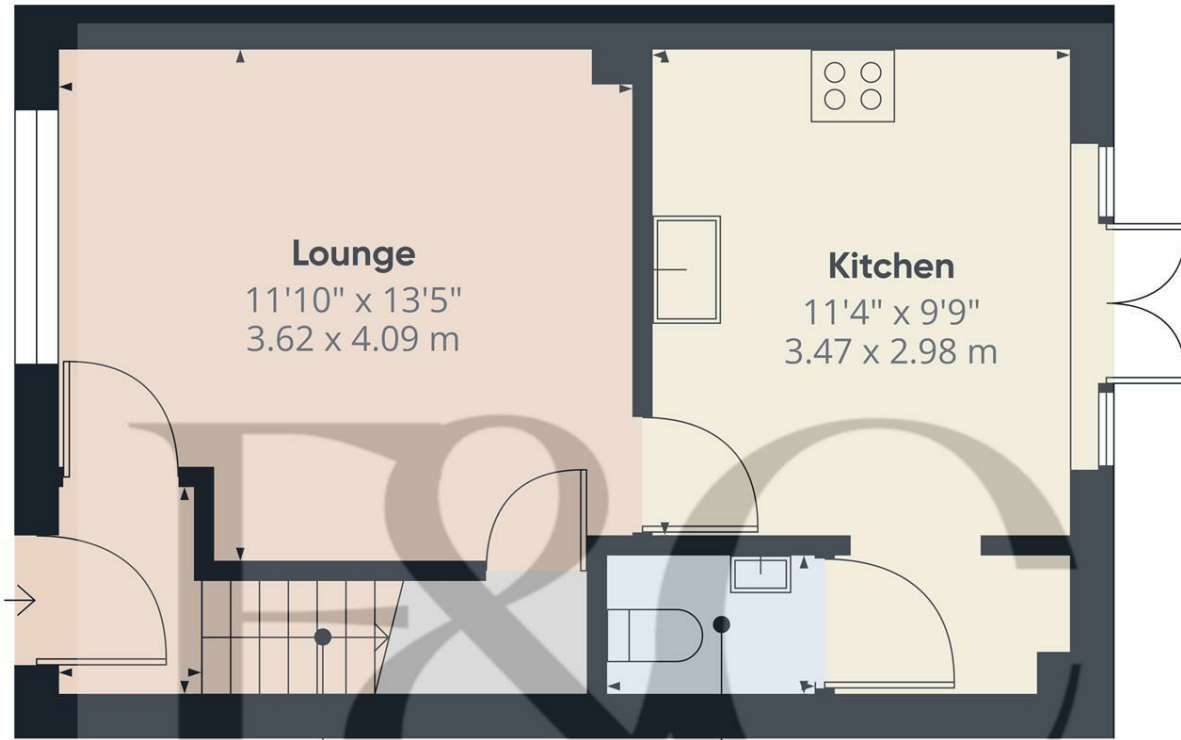


Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £200. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band B





Hallway
5'1" x 3'6"
1.56 x 1.08 m

Cloakroom
3'5" x 4'11"
1.05 x 1.51 m



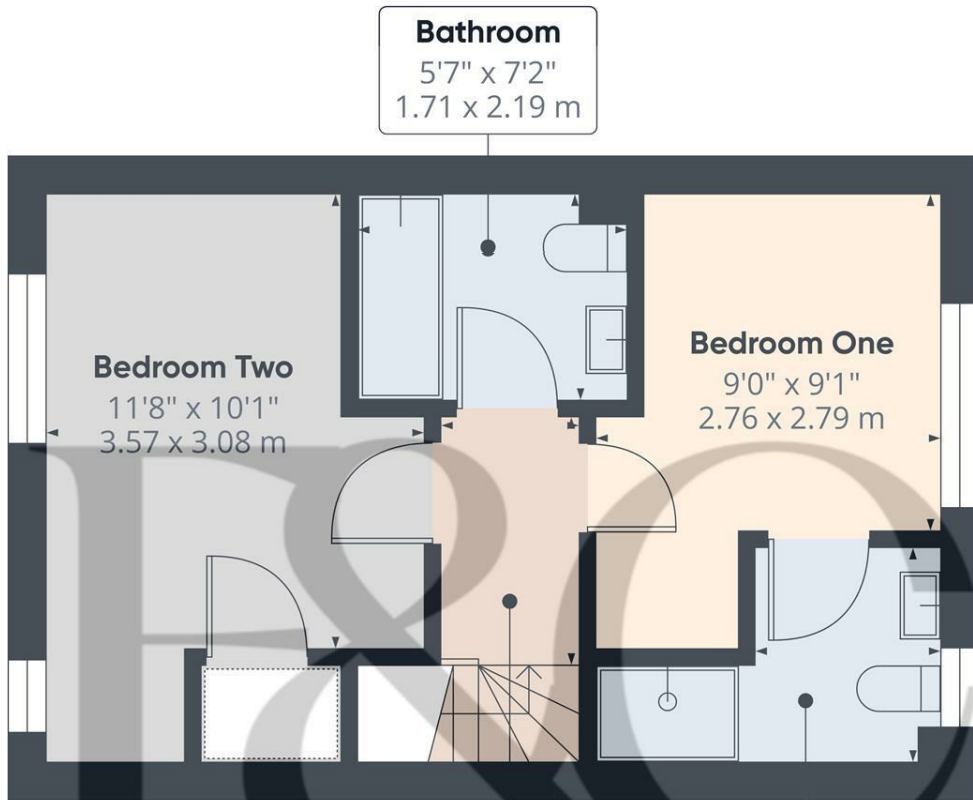
Floor 0

Approximate total area^m
353 ft²
32.8 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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Bathroom
5'7" x 7'2"
1.71 x 2.19 m

Bedroom Two
11'8" x 10'1"
3.57 x 3.08 m

Bedroom One
9'0" x 9'1"
2.76 x 2.79 m

Landing
6'5" x 3'9"
1.97 x 1.14 m

En-Suite
5'10" x 5'0"
1.79 x 1.54 m



Floor 1

Approximate total area^m
318 ft²
29.5 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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1 Rosehip Road
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Derby
DE3 9PB

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	