

3 Bed House - Semi-Detached

Price £289,000

 Archer Drive, Mickleover, Derby, DE3 0AG



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BY PAD GROUP

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A stylish modern JS Bloor built semi detached home occupying a private position and sited on a sizeable plot at this much favoured address. Gas central heating and UPVC double glazing. Neutrally decorated throughout. Reception hall, sitting room, well equipped dining kitchen boasting a range of integrated appliances, utility and guest's cloakroom / wc. On the first floor a landing leads to three bedrooms (principal bedroom with shower room en-suite) and main bathroom with white suite. Outside are well tended gardens and a two car driveway. The property is sold freehold. Council Tax Band C. EPC Rating B. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Reception Hall

Having composite and opaque double glazed entrance door, radiator, oak effect Amtico vinyl floor and staircase to first floor.

Sitting Room 14'3" x 11'11" (4.36 x 3.64)



Having television and media connection points, understairs storage cupboard, radiator, ceiling LED down lighters and UPVC double glazed window to front aspect.



Dining Kitchen 12'2" x 11'11" (3.71 x 3.64)



Having a full range of white high gloss soft close fitted wall, base and drawer units with contemporary brushed chrome handles, granite effect laminated rolled edge working surfaces with matching splash back, inset stainless steel four burner gas hob with glass splash back, canopy extractor hood with down lighter, electric fan assisted oven and grill, integrated larder fridge, freezer and dish washer, radiator, natural oak Amtico vinyl flooring and UPVC double glazed French doors with matching windows to rear garden. An open arch leads to the:-



Utility Area

Having soft close white high gloss wall and base cupboards, Ideal wall mounted combination gas boiler providing instant domestic hot water and gas central heating, laminated working surface, space and plumbing for automatic washing machine and natural oak Amtico vinyl floor.

Guests Cloak Room/Wc



Having modern white two piece suite comprising; low centre flush wc and floating

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wall mounted wash hand basin with complimentary ceramic tiled splash back, contrasting natural oak Amtico vinyl floor, radiator and ceiling extractor fan.

First Floor Landing

With access to roof space.

Bedroom One 9'7" x 9'1" (2.94 x 2.77)



Having television connection point, radiator, recessed built in wardrobe and UPVC double glazed window to rear aspect. A door leads to the:-



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 with chrome mains fed shower, chrome and glass shower screen and door, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.

Bedroom Two 10'1" x 8'9" (3.08 x 2.68)



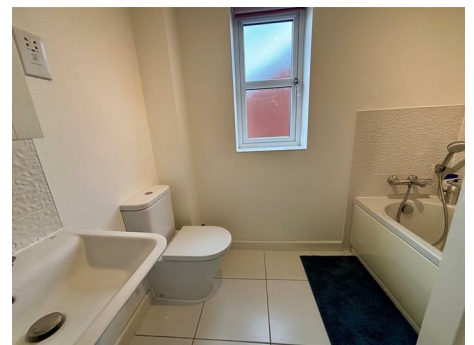
Having fitted wardrobes, radiator and UPVC double glazed window to front aspect.

Bedroom Three 6'11" x 6'5" (2.12 x 1.98)



Having large bulk head storage cupboard, radiator and UPVC double glazed window to front aspect.

Main Bathroom



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and panelled bath with chrome shower attachment and mixer tap over, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, white enamel heated towel rail, shaver socket, fitted mirrored storage cabinet, ceiling extractor fan and UPVC opaque double glazed window to side aspect.

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Outside



The property occupies a sizeable well tended plot in a delightful off road position. To the front is an open plan lawned and shrubbed fore garden with an adjacent tarmac driveway giving car standing space for two cars. A wooden access gate leads to the sizeable rear garden, enclosed by close panelled fencing, laid to a sweeping shaped lawn with patio area, pathway and cold water tap.

Please Note

For added security purposes a burglar alarm system has been installed.



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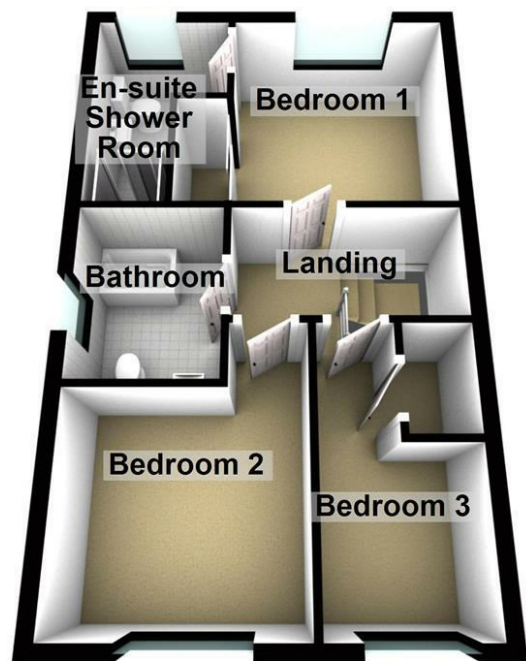
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Ground Floor



First Floor



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