


# 4 Bed House - Detached

Price £525,000

 Birkdale Close, Mickleover, DE3 9YG




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NO UPWARD CHAIN. Occupying a professionally landscaped plot in one of Mickleover's premier locations; a 10 minute walk from Royal Derby Hospital and sited within the renowned Littleover Secondary School catchment area together with the nearby Derby High School for girls and Derby Grammar School is this superior David Wilson built executive detached home. Occupying a cul de sac position and requiring a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully appointed house briefly comprises; wide reception hall, guest's cloakroom / Wc, light and spacious sitting room, separate dining room currently used as a family room, superior well equipped breakfast kitchen with utility room off. On the first floor a galleried landing leads to four sizeable bedrooms (Principal bedroom with dressing room and shower room en-suite) and luxury bathroom with spa bath. Outside, the driveway leads to a double garage and well stocked gardens. The property is sold freehold. Council tax band E. NO CHAIN - Energy rating D.

## Canopied Storm Porch

To:-

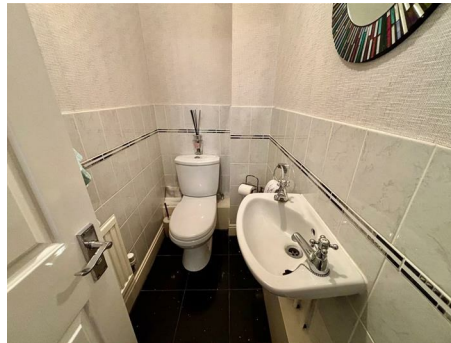
**Reception Hall 12'1" x 11'0"**  
**maximum (3.70 x 3.37**  
**maximum)**



Having UPVC opaque double glazed entrance door with matching side light, feature woodgrain effect Amtico floor, double radiator and staircase to first floor.



## Guest's Cloakroom / Wc



Having modern white two piece suite with half tiled walls and contrasting granite tiled floor.

## Light And Spacious Sitting Room 22'2" x 11'7" (6.78 x 3.55)



With feature period style fire surround, television and media connection points, two radiators, UPVC double glazed window to front aspect and UPVC double glazed French doors giving views and access over the private, west facing rear garden.



## Dining Room 9'8" x 9'2" (2.95 x 2.80)




Currently used as a family room and having a radiator and UPVC double glazed window.

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**Well Equipped Breakfast Kitchen 16'10" x 12'10" reducing to 7'6" (5.14 x 3.93 reducing to 2.31)**



Having a range of shaker style fitted, wall, base and drawer units with laminated working surfaces, matching breakfast bar, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, space and plumbing for dish washer, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, undercupboard pelmet lighting, UPVC double glazed window and adjacent French doors giving views and access to the rear garden.

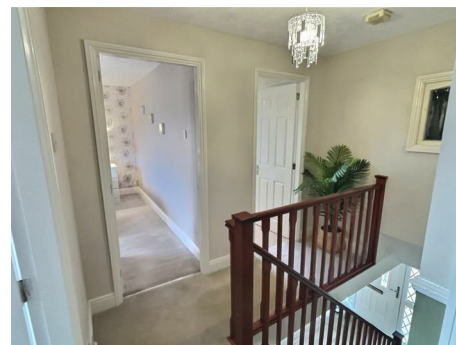


**Utility Room 7'6" x 4'9" (2.30 x 1.47)**

Having a range of shaker style wall and base cupboards, space and plumbing for automatic washing machine, space for dryer, wall-mounted gas boiler, inset stainless steel sink top with side drainer, hot and cold taps, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, door to garage, timber and opaque glazed door to side aspect.

**First Floor**

**Landing**



**Principal Bedroom 11'9" x 11'9" (3.60 x 3.60)**




Having a range of quality fitted bedroom furniture, radiator and UPVC double glazed window to front aspect.

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**Bedroom Two 11'6" x 11'1"**  
(3.53 x 3.39)



**Bedroom Four 8'11" x 7'3"** (2.72 x 2.21)

## Dressing Room



Having a built in wardrobe, radiator and UPVC double glazed window to rear aspect.



Having a range of built in bedroom furniture, radiator and UPVC double glazed window to rear aspect.

Having a full length built in wardrobe and UPVC double glazed window.



## Shower Room En-Suite



Having modern white three piece suite with tiled walls, contrasting ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed window to front aspect.

**Bedroom Three 10'2" x 8'10"**  
(3.12 x 2.70)



Having a range of built in bedroom furniture, radiator and UPVC double glazed window to rear aspect.

## Luxury Bathroom With Spa Bath




Having modern white three piece suite having feature Spa bath with tiled walls,

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recessed bulk head airing cupboard, radiator and UPVC opaque double glazed window to side aspect.



## Outside

The property occupies a sizeable landscaped plot, at this exclusive address. To the front is an open plan lawned fore garden with adjacent tarmac driveway. This in turn leads to the part integral double brick garage, measuring internally 5.24 x 5.32 maximum, having two up and over doors, pitched tiled roof space, rear internal personal door and supplied with power and light. To the side of the property, an access gate and pathway leads to the private mature landscaped rear garden, enclosed by close panelled fencing, together with a screen of well trimmed hedging, laid to a shaped lawn with patio area, pathway and deep filled mature shrubbed borders.




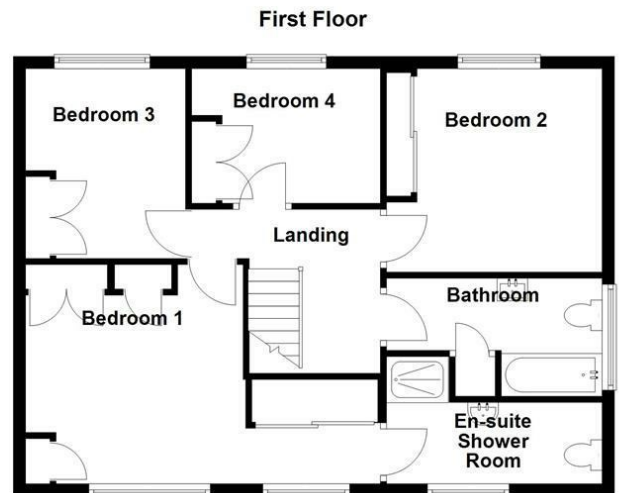
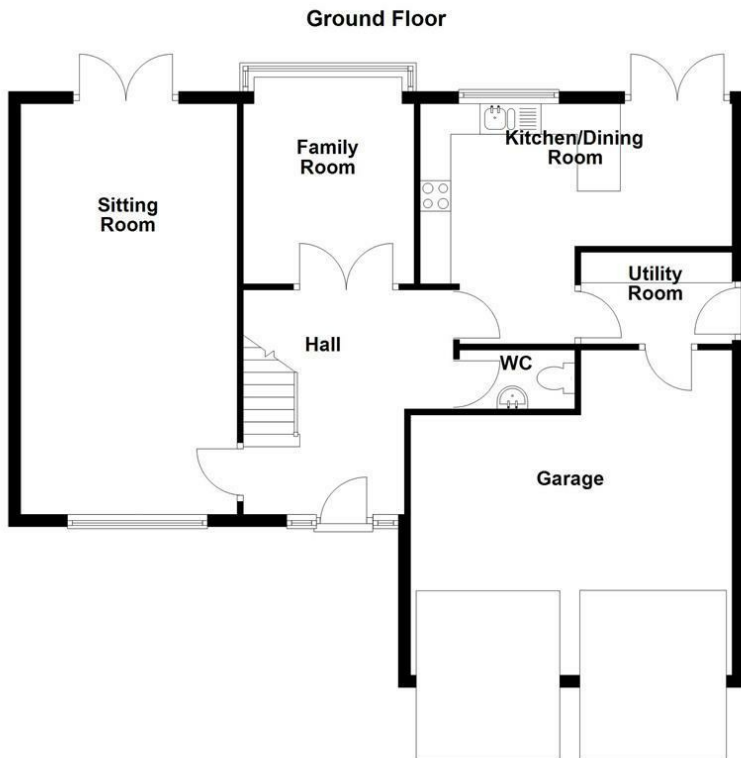
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Energy Efficiency Rating		Current	Potential
32-39	A		
21-31	B		
15-20	C		
9-14	D	63	71
2-8	E		
1-3	F		
0-1	G		

Not energy efficient - higher running costs

England & Wales EPC Directive 2002/91/EC

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