

4 Bed House - End Town House £1,450 Per calendar month

 New Orchard Place, Mickleover, Derby, DE3 9GY



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**Phillips
& Co**
EST. 2012
BY PAD GROUP

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£1,450



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AVAILABLE FROM 20TH OCTOBER - UNFURNISHED - NO SMOKERS - £334.61 HOLDING DEPOSIT. £1673.07 FULL DEPOSIT. A smart and stylish modern three storey mews home occupying a delightful private cul de sac position, situated in this highly aspirational village. A full inspection will reveal a substantial high specification property. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated house briefly comprises; reception hall, guest's cloakroom / Wc, bedroom four / family room, utility room. On the first floor a landing leads to a superior living room incorporating a well equipped kitchen with dining and lounge areas and bedroom three. On the second floor a landing leads to a delightful master bedroom suite with built in wardrobes and shower room en-suite as well as bedroom two. Outside is a driveway leading to an integral brick garage together with a sizeable private west facing landscaped rear garden. EPC RATING C. COUNCIL TAX BAND D.

Canopied Storm Porch

To:-

Reception Hall



Having regency style opaque double glazed entrance door, ceramic tiled floor, radiator, deep understairs storage cupboard, BT connection point and turned spindle staircase to first floor.



Guest Cloak Room/WC



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

Bedroom Four/Family Room 12'1 x 8' (3.68m x 2.44m)



Having television connection point, natural oak laminated wood effect floor and UPVC double glazed french doors giving views and access over the private landscaped west facing rear garden.

Utility Room 8'6 x 6'9 (2.59m x 2.06m)



Having a range of beech shaker style fitted base cupboards with contemporary brushed chrome handles, wood grain effect laminated rolled edge working surfaces with matching splash back, inset stainless steel sink top with side drainer, hot and cold monobloc tap, space and plumbing for automatic washing machine, Gloworm wall mounted gas boiler providing domestic hot water and gas central heating, radiator, ceiling extractor fan, ceramic tiled floor and UPVC double glazed door to rear garden.

First Floor Landing

With radiator and turned spindle staircase to second floor.

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Living Room 29'9 x 19'5
reducing to 12' (9.07m x 5.92m
reducing to 3.66m)



Kitchen Area 10'7 x 9'6 (3.23m x 2.90m)

Having a range of beech shaker style fitted wall, base and drawer units with contemporary brushed chrome handles, feature black granite working surfaces, inset stainless steel four burner gas hob with matching electric oven and grill, splash back and canopy extractor hood with down lighter, complimentary ceramic tiled splash backs, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, integrated dish washer, larder fridge and freezer, ceiling LED down lighters, natural oak laminated wood effect floor and two UPVC double glazed windows to rear aspect.

Lounge/Dining Area 19'9 x 19'3
reducing to 11'11 (6.02m x 5.87m
reducing to 3.63m)

Having natural oak laminated wood effect floor, two radiators, ceiling halogen down

lighters, television and media connection points, UPVC double glazed french doors with Juliette balcony to front aspect.

Bedroom Three 9'6 x 8'5 (2.90m x 2.57m)



Having laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

Second Floor Landing

With turned spindle balustrade and access to roof space.

Master Bedroom Suite 17'4 x 11'9 (5.28m x 3.58m)



Having a range of recessed quality built in wardrobes, television connection point, bulk head airing cupboard (housing the pressurised hot water cylinder), radiator and UPVC double glazed window to front aspect.

Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double tiled shower cubicle with chrome mains fed shower, chrome and glass shower screen and sliding door, complimentary ceramic tiled splash backs with contrasting slate effect laminate floor, radiator, shaver socket, ceiling halogen down lighters and extractor fan.

Bedroom Two 12'5 x 12' plus dormer (3.78m x 3.66m plus dormer)



Having television connection point, radiator and velux double glazed window dormer window to rear aspect.

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Main Bathroom 9'5 x 6'10 (2.87m x 2.08m)



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, chrome heated towel rail, shaver socket, ceiling halogen down lighters and velux double glazed dormer window to rear aspect.

Outside

The property occupies a delightful position in this highly aspirational locality, situated close to Mickleover village centre and is sited in a quiet cul-de-sac on a landscaped, well tended west facing plot. To the front of the property is a tarmac driveway with slate chipped border, giving car standing space for one car. This leads to the integral brick garage measuring internally 17'6 x 8', having up and over door and supplied with power and light. To the side of the garage is a private entry leading to a wooden gate which is turn leads to the private landscaped west facing rear garden, enclosed by close panel fencing together with a screen of well trimmed privet hedging, laid to a shaped lawn with timber decked slate patio area, raised modern well tended planters, cold water tap, garden and security lighting.

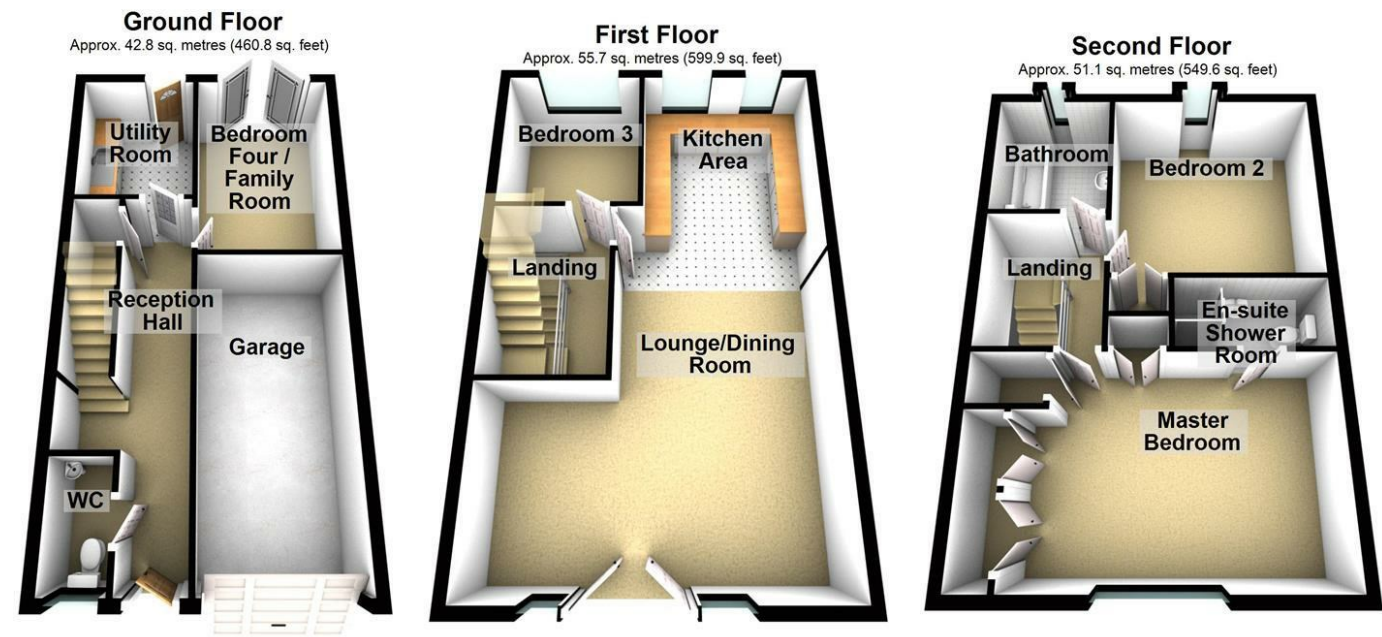
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Total area: approx. 149.6 sq. metres (1610.3 sq. feet)

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