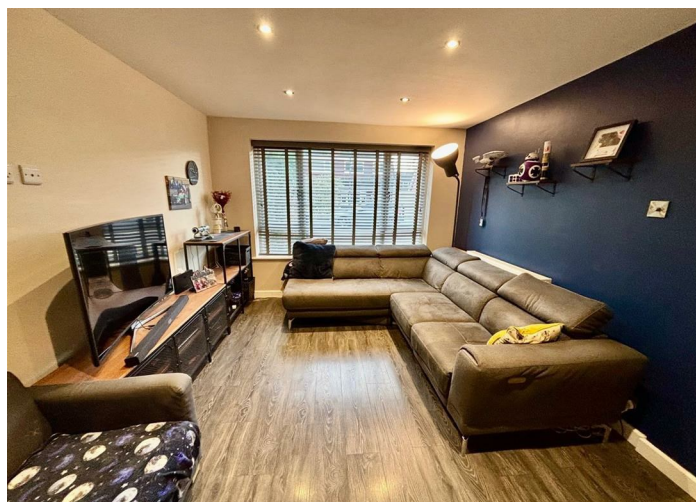


3 Bed House - Semi-Detached

Offers over £260,000

 Southgate Close, Mickleover, Derby, DE3 0QG



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3 Bed House - Semi-Detached

£260,000

 Southgate Close, Mickleover, Derby, DE3 0QG

A smart and stylish thoughtfully upgraded semi detached home occupying a cul de sac position in this sought after locality. A full inspection is essential to appreciate the high specification appointments on offer. In brief; reception hall, sitting room flowing through to a well equipped dining kitchen with integrated appliances. To the first floor a landing leads to three bedrooms and modern bathroom with shower. Outside is three car parking, garage and established gardens. The property is sold freehold. Council tax band B. Energy rating C.

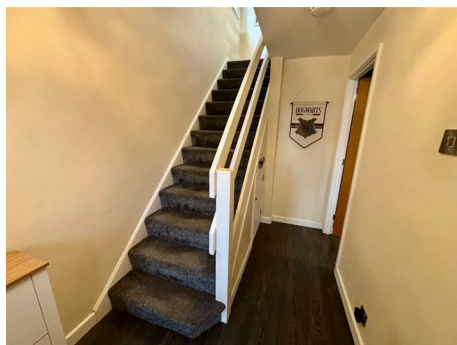
Recessed Entrance Porch

To:-

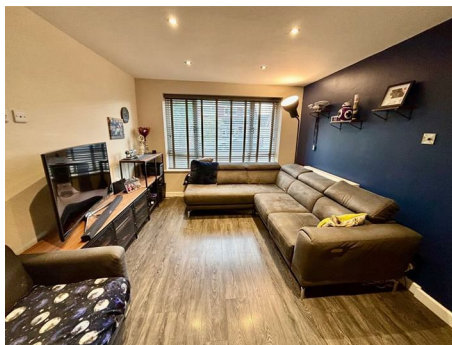
Reception Hall



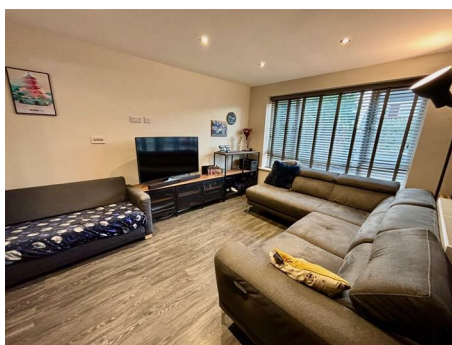
Having composite and opaque double glazed entrance door with adjacent side light, laminated wood effect floor, radiator, understairs storage cupboard and staircase to first floor.



Sitting Room 12'11" x 10'8" (3.96 x 3.26)



Having a laminated wood effect floor, television and media connection points, ceiling LED down lighters and UPVC double glazed window to front aspect. An open arch leads to the:-



Dining Kitchen 16'11" x 10'10" (5.16 x 3.32)



Having a range of handleless wall and base cupboards with wood grain effect laminated working surfaces, matching breakfast bar, inset black glass induction hob with twin electric ovens and built in microwave, oven and grill, space and plumbing for automatic washing machine, inset granite composite sink top with hot and cold mixer tap, contemporary style canopy extractor hood with down lighters, wood grain effect laminate floor, integrated slim line dish washer, space and plumbing for American style fridge freezer, radiator, UPVC double glazed windows to both side and rear aspects and a UPVC double glazed door to rear garden.

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First Floor Landing



With access to roof space (having pull down loft ladder, the loft being partially boarded and housing the wall mounted combination gas boiler).

Principal Bedroom 13'4" x 10'2" (4.07 x 3.12)



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

Bedroom Two 11'4" x 10'2" (3.47 x 3.11)



Having a radiator and UPVC double glazed window to rear aspect.

Bedroom Three 9'4" x 6'5" (2.86 x 1.96)



Having a built in cabin bed, laminated wood effect floor, radiator and UPVC double glazed window to front aspect.



Bathroom



Having a modern contemporary white three piece suite with feature fixed head drench shower over bath, glass shower screen, part panelled and tiled splash backs. wood grain effect laminate floor, chrome heated

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towel rail, built in storage cupboard, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a well tended mature plot, at this popular residential address. To the front is a gravelled fore court and driveway giving car standing space for approximately three cars and leading to the attached brick garage, measuring internally 5.66 x 2.44m, having electronic roller shutter door, rear personal door, window and supplied with light. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with a screen of conifers, concrete patio area and cold water tap. Also included in the sale is the galvanised store.

Please note, the property enjoys fitted solar panels.

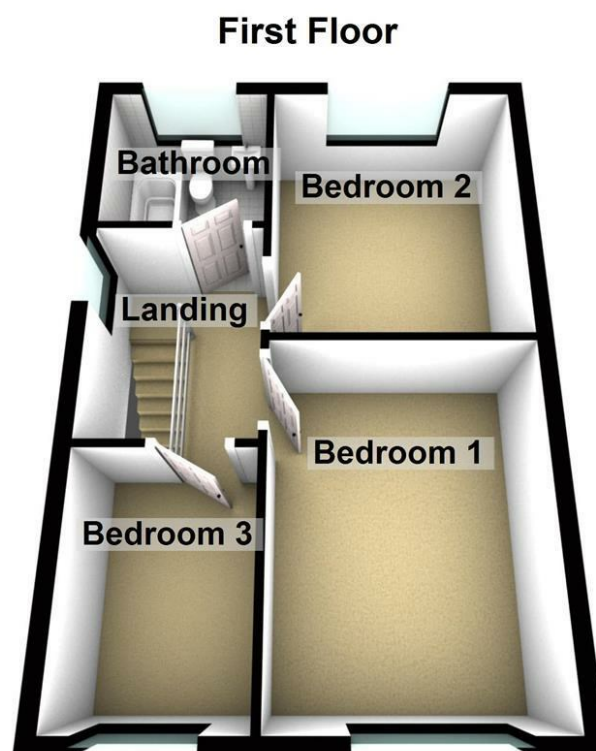
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		86
B (81-91)		
C (69-80)		73
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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