

4 Bed House - Detached

Offers in excess of £440,000

 Fennel Avenue, Mickleover, Derby, DE3 0FS



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Nestled in the desirable Hackwood Grange area on Fennel Avenue, Mickleover and located within the renowned Hackwood Primary Academy Catchment, this superb detached house, built to the Redrow 'Cambridge' house type, is a stylish high specification home that is sure to impress. Boasting four well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, this property offers ample space for families or those seeking extra room for guests.

The heart of the home is a welcoming reception room that provides a perfect setting for relaxation and entertaining. The property features two modern bathrooms, ensuring convenience for all residents and visitors alike.

Set on a sizeable landscaped plot, the outdoor space is both inviting and functional, ideal for enjoying the fresh air or hosting gatherings. Additionally, the property includes a garage and parking, providing practical solutions for your vehicles and storage needs. The property, constructed in 2019, is still within the NHBC guarantee.

This home is situated in a sought-after location, within a stones throw of the Great Northern Greenway cycle and walking route, making it an excellent choice for those looking to enjoy the benefits of a vibrant community while still having access to local amenities and transport links. With its blend of style, comfort, and practicality, this property is a remarkable opportunity not to be missed. The property is sold freehold. Council tax band E. Energy rating B.

Reception Hall



Having composite and opaque double glazed entrance door, ceramic tiled floor, radiator and staircase to first floor.



Guests Cloak Room/WC



Having modern contemporary white two piece suite with ceramic tiled floor, radiator and UPVC opaque double glazed window to front aspect.

Sitting Room 16'6" x 11'10" (5.05 x 3.62)



Having a feature marble fire surround with log effect living flame fire, television and media connection points, radiator and UPVC double glazed window to front aspect.

Dining Kitchen with Family Media Area 25'1" x 15'7" maximum (7.66 x 4.77 maximum)



Having a range of shaker style soft close fitted wall, base and drawer units with feature quartz working surfaces incorporating an inset sink, stainless steel four burner gas hob, twin electric fan assisted ovens and grill, concealed larder fridge, freezer and dish washer, wood grain effect luxury vinyl floor, radiator, UPVC double glazed windows and matching French door giving views and access over the mature landscaped rear garden.

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Utility Room 6'0" x 5'8" (1.85 x 1.75)



Having a range of shaker style wall and base cupboards, concealed gas boiler, space and plumbing for automatic washing machine, space for dryer. Laminated working surfaces with sink, radiator, luxury vinyl floor and composite and opaque double glazed door to side aspect.

First Floor Landing

With access to roof space (having pull down loft ladder, the loft being boarded and supplied with light) and radiator.



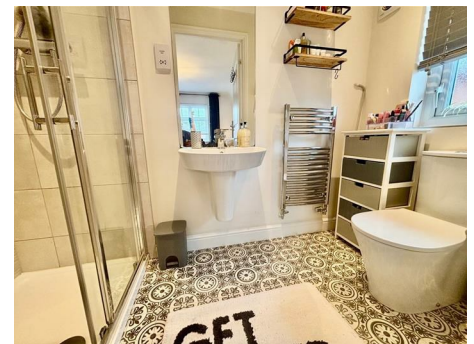
Principal Bedroom 13'11" x 11'8" (4.24m x 3.56m)



Having a range of recessed built in wardrobes, radiator and UPVC double glazed window. A door leads to the:-



Shower Room/En Suite



Having modern contemporary white three piece suite comprising with chrome mains fed shower, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

Bedroom Two 12'11" x 8'7" (3.94 x 2.64)



Having a range of built in wardrobes, radiator and UPVC double glazed window.

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Bedroom Three 11'0" x 9'8" (3.36 x 2.96)



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

Bedroom Four 9'1" x 7'6" (2.78 x 2.30)



Having a radiator and UPVC double glazed window.

Bathroom

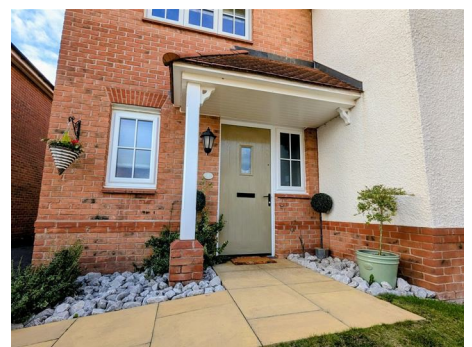


Having modern contemporary white three piece suite with mains fed shower, shaver socket, ceiling LED down lighters, chrome heated towel rail, built in airing cupboard and UPVC opaque double glazed window to side aspect.

Outside



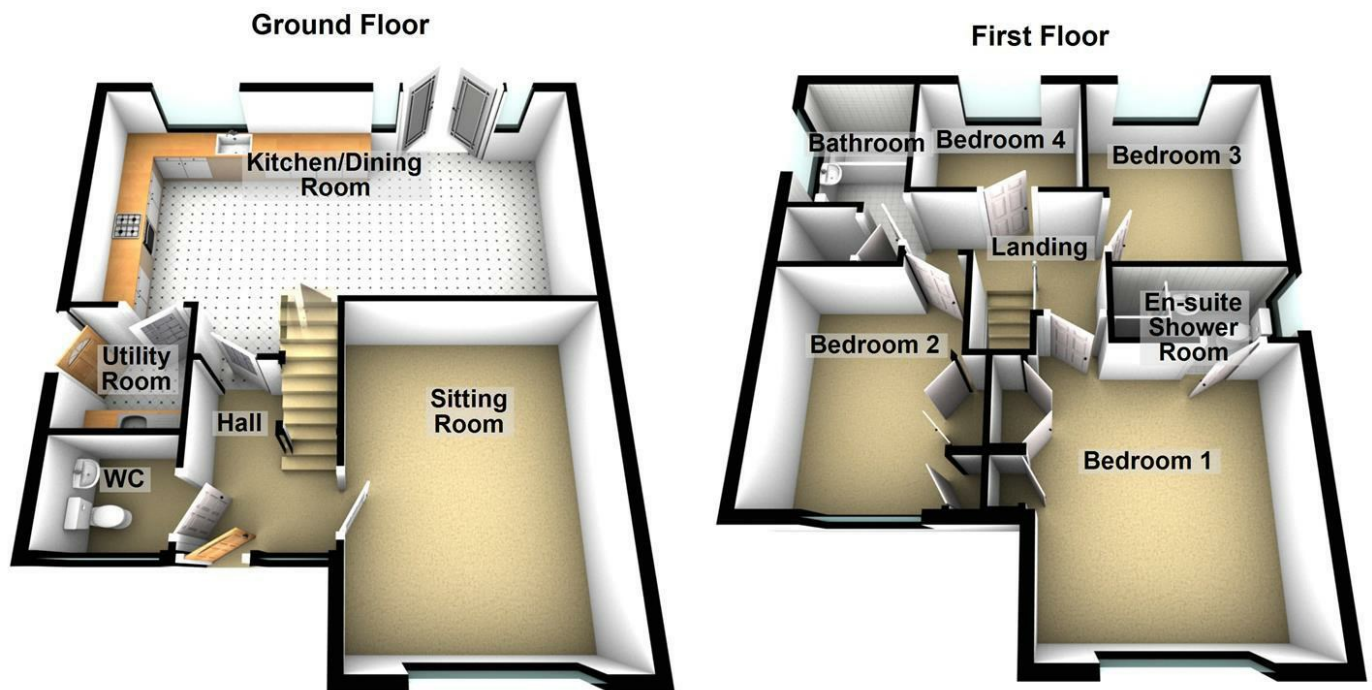
The property occupies a sizeable, professionally landscaped plot, at this sought after residential address. To the front is an open plan lawned fore garden with mature shrubbed borders and an adjacent tarmac driveway gives car standing space and leads to the detached brick garage. The landscaped rear garden is enclosed by close panelled fencing together with brick walling, laid to lawn with patio area, separate timber decked sun terrace with pergola, play area and mature shrubs.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-95)		93
B (81-91)	84	
C (69-80)		
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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