

3 Bed House - Semi-Detached

Price £360,000

 Fennel Avenue, Mickleover, Derby, DE3 0FS



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Without a doubt the best example of its type in the area. This superb Redrow built high specification semi detached family home, although relatively new, has been the subject of a superior contemporary styled extension off the dining kitchen to provide a light and spacious family / media area with feature full span glass atrium together with bi-fold doors which open out onto the landscaped rear garden. Superbly styled throughout, this delightful house does need an internal inspection to appreciate the style and quality appointments on offer. Gas centrally heated and UPVC double glazed. In brief; reception hall, guest's cloakroom / Wc, sitting room, stunning dining kitchen with family / media area. On the first floor a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and family bathroom with white suite. Outside is a two car driveway offering garage space (subject to local authority planning consents) and established gardens. Freehold. Energy Rating B. Council Tax Band C.

Canopied Storm Porch

To:-

Reception Hall



Having composite and opaque double glazed entrance door, feature herringbone effect Kardean floor, under stairs storage cupboard, radiator, half panelled walls and staircase to first floor.



Guest's Cloakroom / Wc



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

Sitting Room 15'8" x 11'0" (4.78 x 3.36)



Having feature panelled wall, Kardean herringbone effect floor, television connection point, radiator and UPVC double glazed window to front aspect.



Dining Kitchen With Family / Media Area 22'1" x 18'0" (6.74 x 5.49)

Bespoke Kitchen



Having a range of shaker style soft close fitted wall, base and drawer units with feature granite working surfaces incorporating an inset stainless steel sink bowl with vegetable preparation bowl and hot and cold mixer tap, matching splash backs, inset stainless steel four burner gas hob with canopy extractor hood and down lighter, twin electric fan assisted double ovens and grills, integrated larder fridge, freezer and dish washer, under cupboard halogen down lighting, Kardean herringbone style vinyl floor, contemporary style radiator and ceiling LED down lighters.

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Family / Media Area



Having feature double glazed full span glass atrium with LED down lighters, Karndean herringbone style vinyl floor, television connection point and aluminium full span bi-fold doors giving views and access over the landscaped rear garden.

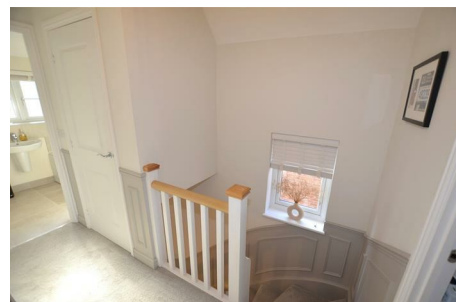


Utility/Store

Having space and plumbing for automatic washing machine together with space for dryer.

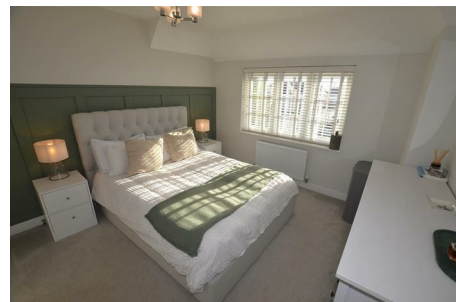


First Floor Landing



With UPVC double glazed window to side aspect, access to roof space, radiator, bulk head storage cupboard (housing the wall mounted combination gas boiler) and feature half panelled walls.

Principal Bedroom 11'5" x 11'2" plus wardrobe recess (3.49 x 3.41 plus wardrobe recess)



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



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Shower Room En-Suite

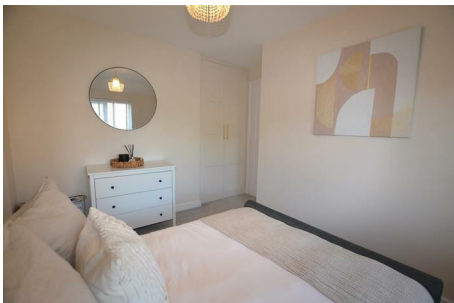


Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash basin and double shower cubicle with chrome mains fed shower, chrome and glass shower screen and door, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, chrome heated towel rail, shaver socket, ceiling extractor fan and LED down lighter.

Bedroom Two 11'6" x 9'2" (3.53 x 2.81)



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



Bedroom Three 8'7" x 8'6" (2.63 x 2.60)



Having radiator and UPVC double glazed window to rear aspect.



Bathroom



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and panelled bath with chrome mains fed shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, shaver socket, ceiling extractor fan, LED down lighter and UPVC opaque double glazed window to front aspect.

Outside



The property occupies a landscaped plot at this sought after residential address. To the front is an open plan shrubbed and lawned fore garden with adjacent tarmac driveway giving car standing space for two cars. This in turns leads to the professionally landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, pathway, raised planters, cold water tap and outside electric point.



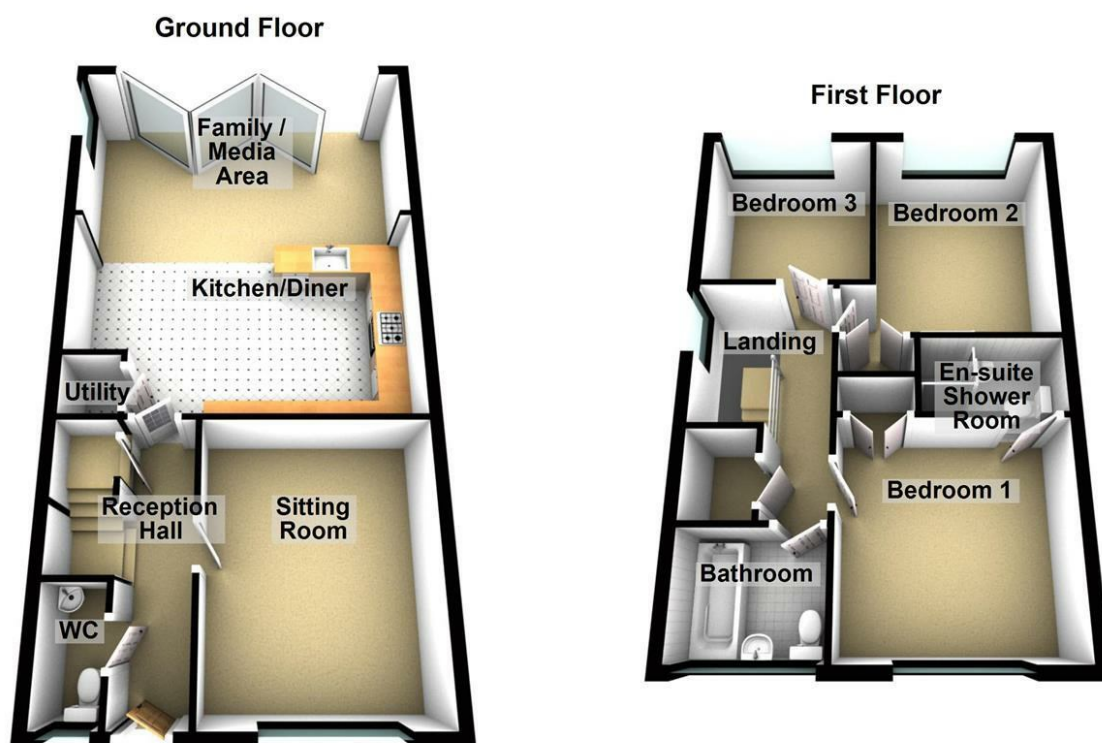
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	95
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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