

3 Bed House - Detached

Price £360,000

 Fennel Avenue, Mickleover, Derby, DE3 0FS



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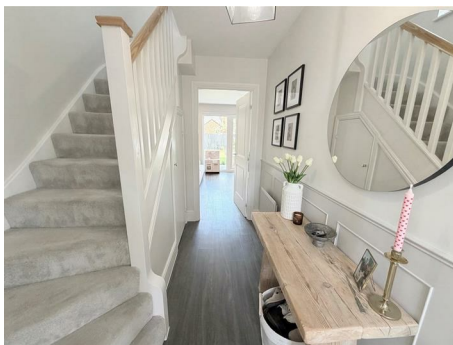
A beautifully presented three bedroom detached home of style and character with single detached brick garage (having a driveway with electric car charging point) and private enclosed landscaped garden. The property offers an exceptional level of presentation and an impressive specification with delightful decor. In brief; entrance hallway, contemporary wc, sitting room together with a superb dining kitchen having French doors leading to the landscaped rear garden. To the first floor there are three well proportioned bedrooms and modern bathroom. The spacious primary bedroom also has built in wardrobes and shower room en-suite.

This comfortable house is located in the highly sought after Hackwood Grange development on the edge of Mickleover, close to open countryside but also offering excellent local amenities. The property is sold freehold. Council tax band D. Energy rating B. SOLD WITH NO UPWARD CHAIN

Reception Hall



With composite and opaque double glazed entrance door, feature Karndean floor, understairs storage and staircase to first floor.



Guest's Cloakroom W/c



Having a modern two piece suite with radiator and UPVC double glazed window.

Sitting Room 15'5" x 11'6" (4.70 x 3.51)



Having Tv and media connection points, radiator and UPVC double glazed window.

Superior Dining Kitchen With Family Area 18'8" x 12'2" (5.71 x 3.71)



Having a range of fitted wall, base and drawer unit with feature useful 'larder' cupboard. Integrated appliances include a stainless steel four burner gas hob with double electric oven and grill, concealed dishwasher, larder fridge and freezer, Karndean floor, ceiling LED downlighters, radiator, Utility cupboard (housing the plumbing for automatic washing machine), UPVC double glazed French doors to rear.

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Bedroom Three 11'8" x 7'1"
(3.56 x 2.16)



Shower Room En-Suite



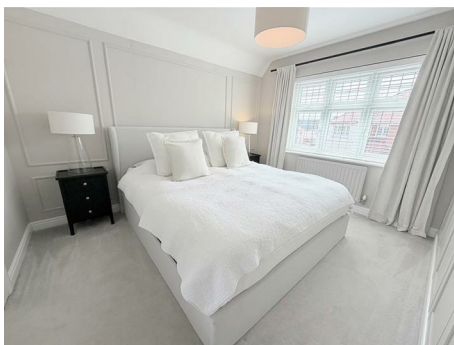
With radiator and UPVC double glazed window.

First Floor

Landing

With access to roof space, airing cupboard (housing the gas boiler), UPVC double glazed window to side aspect.

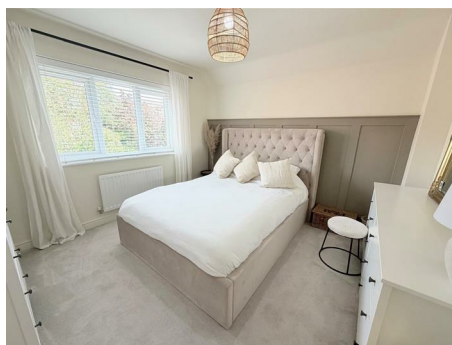
Principle Bedroom 11'10" x 11'6" (3.62 x 3.51)



With built in wardrobes, radiator and UPVC double glazed window.

Having modern white three piece suite with mains fed shower, chrome heated towel rail, ceiling LED downlighters and UPVC double glazed window.

Bedroom Two 11'5" x 11'3" (3.49 x 3.45)



With radiator and UPVC double glazed window.



Bathroom



Having a modern white three piece suite with mains fed shower over bath, chrome heated towel rail, ceiling LED downlighters, storage cupboard and UPVC double glazed window.

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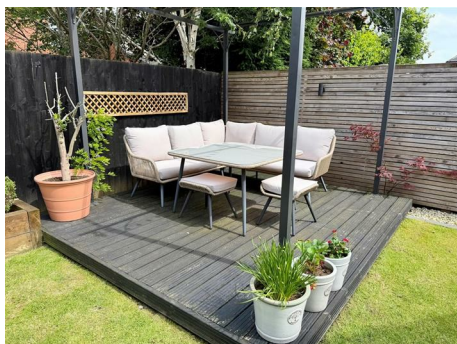
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Outside



Landscaped plot with rear garden having patio, decking, cold water tap and electric point. Driveway with car charging point, detached garage.



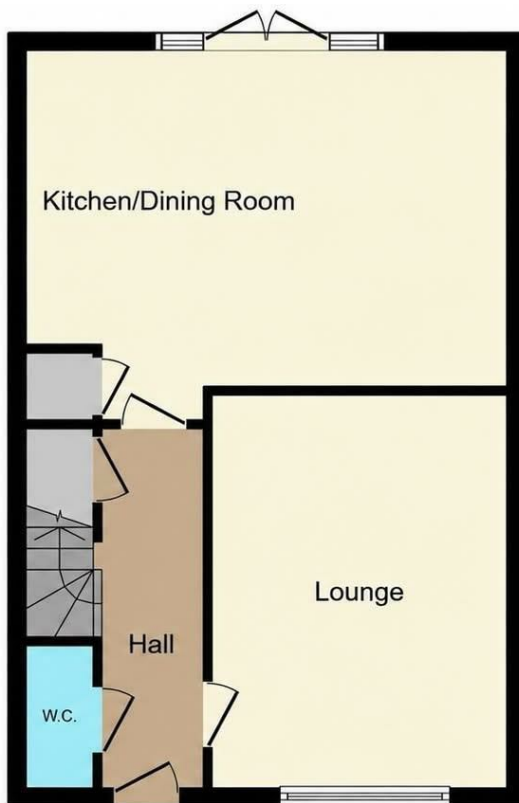
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	94
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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