

130 Western Road, Mickleover, Derby, DE3 9GS

Offers Around £365,000

Freehold



- Ideal for the Growing Family
- Double Glazing & Gas Central Heating
- Entrance Hall
- Spacious Lounge with Conservatory Off
- Extended Breakfast Kitchen
- Three First Floor Bedrooms & Bathroom
- Master Bedroom to Second Floor with En-Suite Shower Room
- Impressive Driveway with Detached Timber Framed Garden Room
- Extensive Driveway to Front





Summary

A spacious and versatile, extended, four bedroom, bay fronted, semi-detached residence occupying a very popular location on Western Road in Mickleover.

This is a fabulous opportunity to acquire an extended, bay fronted, semi-detached residence located on Western Road in Mickleover.

The property is set back behind a good-sized driveway providing ample off-road parking. To the rear of the property is a good-sized garden featuring lawn, stone terrace/seating area and impressive garden room/home office. The double glazed accommodation features entrance hall, spacious lounge, conservatory and extended breakfast kitchen. The first floor landing leads to three bedrooms and a bathroom. The second floor features a master bedroom with en-suite shower room.

F&C

The Location

The property's location on Western Road is a short distance from the centre of Mickleover which offers an excellent range of amenities including a varied selection of shops, large supermarket, restaurant, bars and a regular bus service from Mickleover into Derby City centre. Western road is also close to both primary and secondary schools as well as the Royal Derby hospital, A38 and A50.

Accommodation

Ground Floor

Entrance Hall

8'3" x 6'4" (2.52 x 1.95)

A panelled entrance door with glazed fan and sidelights provides access to entrance hall with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

6'4" x 3'9" (1.94 x 1.16)

With low flush WC, vanity unit with wash handbasin and cupboard beneath, central heating radiator and double glazed window to front.

Spacious Lounge

22'7" x 12'0" (6.90 x 3.67)

With stylish central heating radiator, recessed ceiling spotlighting, decorative coving, double glazed bow bay window to front with bespoke shutters and double glazed doors to conservatory.



Conservatory

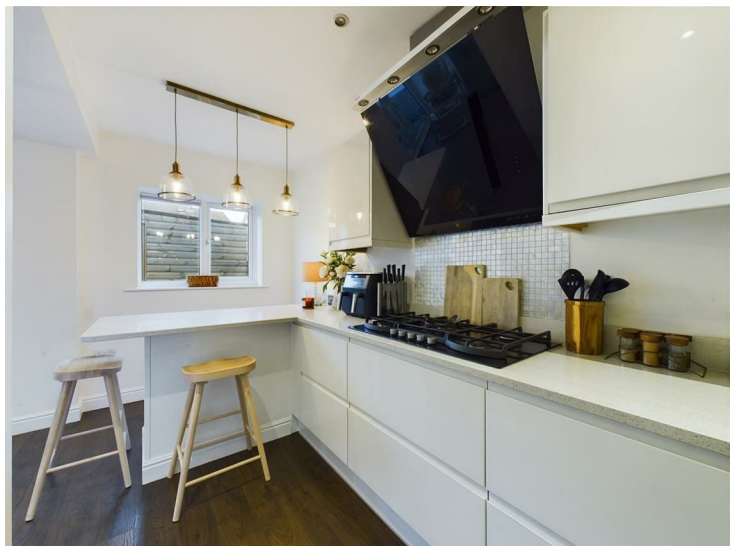
9'2" x 8'8" (2.80 x 2.65)

A wood based and double glazed construction with clear glass roof, bifold doors to garden and central heating radiator.



Extended Kitchen

Featuring quartz worktops with matching upstands, inset stainless steel sink unit with mixer tap, stylish gloss finish base cupboard and drawers, complimentary wall mounted cupboards, inset five plate gas hob with extractor hood over, built-in double oven with grill, integrated dishwasher, appliance space suitable for American style fridge freezer, central heating radiator, recessed ceiling spotlighting, understairs storage cupboard and double glazed window with matching French doors to rear garden.



First Floor Landing

7'10" x 3'0" (2.40 x 0.93)

A semi-galleried landing with staircase to second floor.

Bedroom One

13'6" x 10'11" (4.14 x 3.34)

With central heating radiator, feature panelled wall, recessed ceiling spotlighting and double glazed bow bay window to front with bespoke shutters.



Bedroom Two

11'1" x 10'10" (3.38 x 3.32)

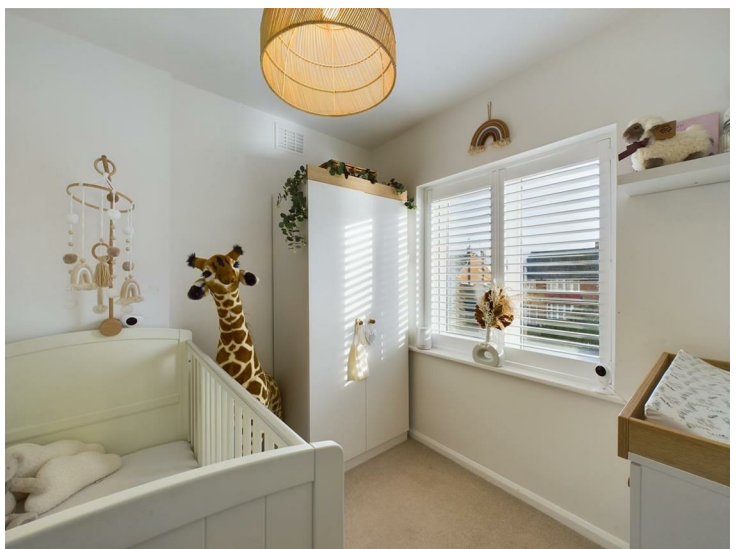
With central heating radiator and double glazed window to rear.



Bedroom Three

7'8" x 6'10" (2.36 x 2.10)

With central heating radiator and double glazed window to front with bespoke shutters.



Bathroom

7'7" x 7'10" (2.33 x 2.39)

Fully tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath, large walk-in shower cubicle with rain shower head, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



Second Floor Landing

A small landing with recessed ceiling spotlighting and useful storage cupboard.

Bedroom Four

13'2" x 11'11" (4.02 x 3.65)

With central heating radiator, fitted wardrobe, recessed ceiling spotlighting, storage space to eaves and double glazed window to rear.

Well-Appointed En-Suite Shower Room

6'5" x 5'11" (1.97 x 1.82)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



Outside

To the rear of the property is an impressive garden with lawn, herbaceous borders containing plants and shrubs, useful shed, stone pathway which leads to a patio and impressive timber frame garden room which can be used for a number of purposes including bar, gym or home office.



Garden Room

16'0" x 8'0" (4.89 x 2.46)

This is a timber construction with sealed unit double glazed French doors, serving hatches and power.



Council Tax Band C



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area[®]

1166.91 ft²
108.41 m²

Reduced headroom

25.96 ft²
2.41 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Mickleover
Derby
DE3 9GS

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	