

## 21 Linnet Hill, Mickleover, Derby, DE3 0SJ

Offers Around £499,950

Freehold



- Superb Detached Home
- Highly Desirable Residential Location
- Extended Accommodation
- Hall, Fitted Guest Cloakroom & Utility
- Lounge & Stunning Open Plan Living Kitchen
- Four First Floor Bedrooms, Two with En-Suites plus Bathroom
- Private Low Maintenance Rear Garden
- Wide Driveway for Multiple Vehicles
- Close to Excellent Amenities
- Viewing Essential





## Summary

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A fabulous, extended, four bedroom, detached residence occupying a quiet cul-de-sac location on the highly desirable Pastures Estate on the outskirts of Mickleover.

The property is superbly presented throughout and requires a full internal inspection to appreciate the quality of accommodation on offer. Having double glazing and gas central heating the property comprises entrance hall, fitted guest cloakroom, lounge to front with feature fireplace, stunning extended open plan living kitchen and utility room. The first floor accommodation features a principal bedroom with en-suite shower room, second bedroom with en-suite shower room, two further bedrooms and well-appointed main bathroom.

The property has benefit of a wide driveway to the front providing off-road parking for three/four vehicles. There is also access to a storage room.

To the rear of the property is a very pleasant, private garden with upper level terrace/patio which drops down to an extensive artificial lawn offering easy maintenance. There is a mature tree, timber fencing and useful shed running down the side of the property with access to both the front and rear.

# F&C

## The Location

The property's location on the Pastures Estate allows for easy access into Mickleover centre which has a varied selection of amenities including a doctor's, dentists, supermarket, cafe, restaurants, pubs, gym, petrol station and a regular bus service into Derby City centre. There is easy access to pleasant open countryside and walks. Mickleover is also convenient for major transport links.

## Accommodation

### Ground Floor

#### Hallway

18'3" x 5'6" (5.58 x 1.70)

A composite entrance door with glazed sidelight provides access to hallway with central heating radiator, staircase to first floor, wood effect laminate flooring and decorative coving.



#### Fitted Guest Cloakroom

4'8" x 3'2" (1.44 x 0.99)

Appointed with a low flush WC, vanity unit with wash handbasin and storage cupboard beneath, chrome towel radiator, decorative coving and double glazed window to side.



## Lounge

17'6" x 11'8" (5.35 x 3.56)

Having a central focal point by way of a feature fire surround with granite hearth and living flame a gas fire, central heating radiator, decorative coving and double glazed cant bay window to front.



## Stunning Open Plan Living Kitchen

27'0" x 16'5" (8.23 x 5.01)

Individually designed and is a truly fabulous addition to the accommodation.



## Lounge Area

Having space for a sizeable flat screen TV with feature chimney breast and recessed log effect gas fire. Having wood effect flooring.



## Dining Area

Sitting between a substantial double glazed lantern roof which floods the room with light and double glazed sliding patio doors. Having a stylish floor to ceiling central heating radiator, recessed ceiling spotlighting and wood effect flooring.



### **Kitchen Area**

The centrepiece being a central quartz island with distinctive curved breakfast bar, integrated induction hob and stylish illuminated extractor hood over, a beautiful range of two tone base cupboards, drawers and complementary wall mounted cupboards, a further quartz preparation surface with matching upstand and slate effect surround with down lighting, inset sink unit with mixer tap incorporating Quooker instant hot water mixer tap, further appliances include full height fridge, full height freezer, double built-in Franke ovens and warming drawer, dishwasher, recessed ceiling spotlighting and double glazed window to rear.



### **Utility Room**

8'7" x 6'4" (2.63 x 1.95)

Please note, this is the rear section of the garage which has been converted to create a utility room and there is storage to the front section.

With granite effect worktop, inset stainless steel sink unit with mixer tap, fitted base cupboards, complementary wall mounted cupboards, plumbing for automatic washing machine, central heating radiator and panelled and glazed door to side.

### **First Floor Landing**

11'3" x 5'10" (3.45 x 1.78)

With airing cupboard.

### **Bedroom One**

13'5" x 12'9" (4.10 x 3.91)

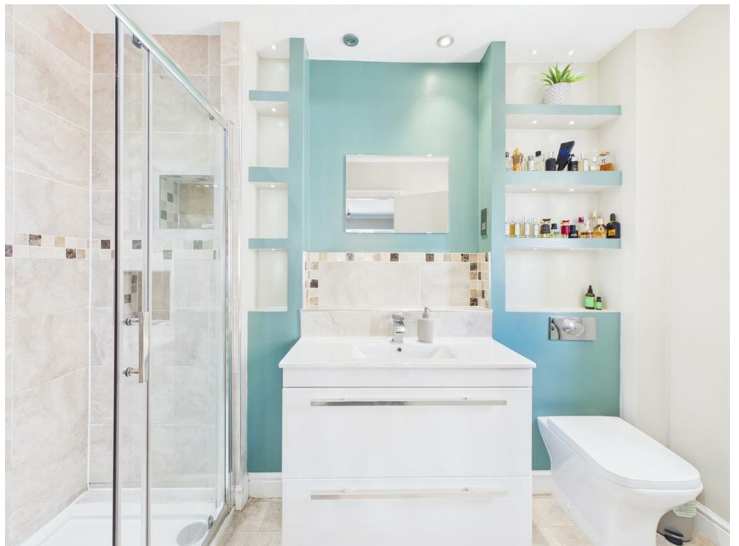
With central heating radiator, fitted wardrobe with sliding doors, decorative coving, double glazed cant bay window to front and door to en-suite.



### **Well-Appointed En-Suite Shower Room**

9'9" x 5'3" (2.99 x 1.61)

Appointed with low flush WC, vanity unit with wash handbasin and drawers beneath, sizeable walk-in shower cubicle, central heating radiator, recessed ceiling spotlighting, illuminated shelving and double glazed window to side.



### Bedroom Two

12'8" x 10'5" (3.87 x 3.19)

Having a central heating radiator, double glazed window to rear and door to en-suite.



### En-Suite Shower Room

5'1" x 4'2" (1.56 x 1.28)

Appointed with low flush WC, vanity unit with wash handbasin, shower cubicle, central heating radiator and double glazed window to rear.

### Bedroom Three

11'1" x 9'2" (3.40 x 2.81)

Having a central heating radiator, decorative coving and double glazed window to front.



### Bedroom Four

8'10" x 7'6" (2.70 x 2.31)

With central heating radiator, decorative coving and double glazed window to rear.



## Bathroom

8'4" x 5'6" (2.55 x 1.69)

Well-appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower attachment, central heating radiator, decorative coving, LED lighting and double glazed window to side.



## Outside

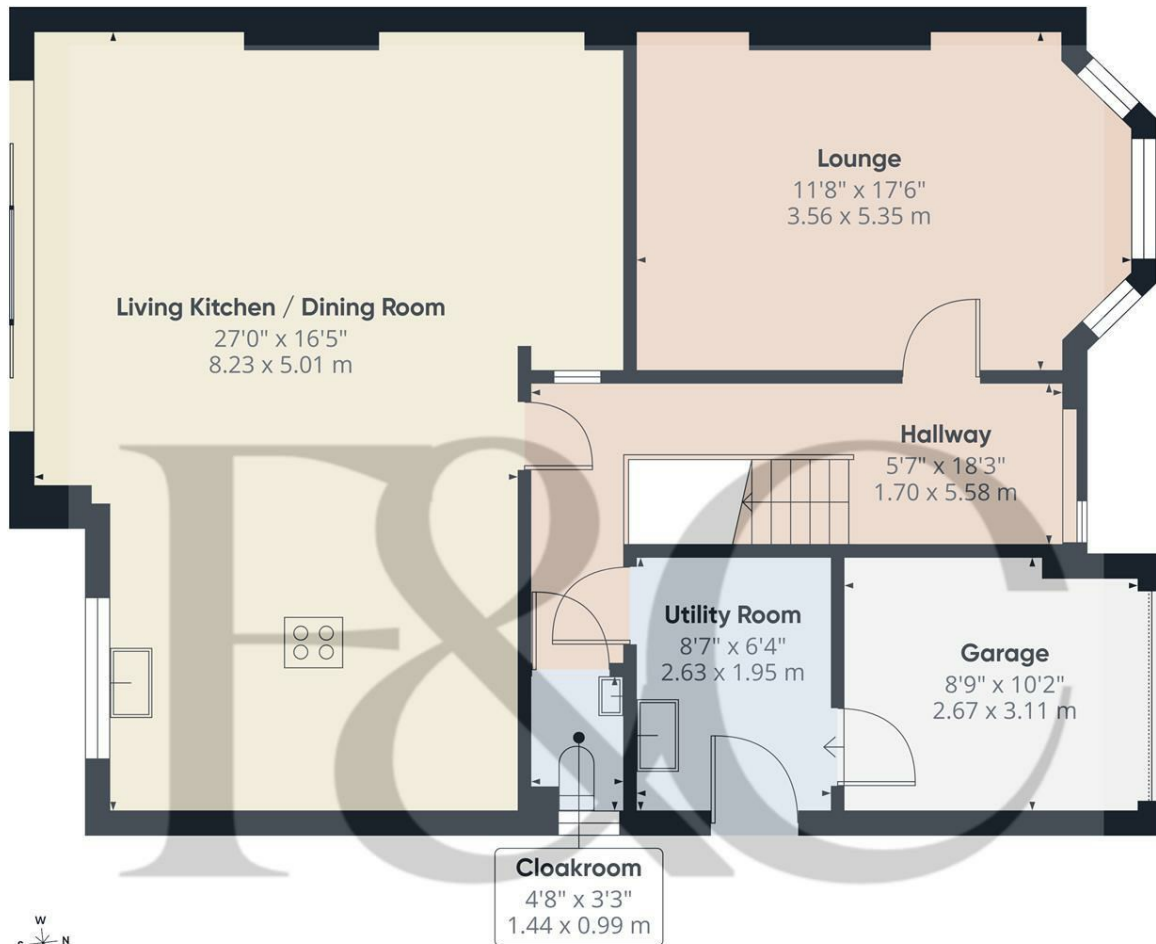
The property benefits from a tarmac/block paved driveway providing off-road parking for up to four vehicles. There is front access to the side shed which also benefits from rear access to the garden.

To the rear of the property is a very pleasant, private garden with upper level terrace/patio, substantial artificial lawn, attractive mature tree, timber fencing and outdoor lighting.



Council Tax Band F





Floor 0

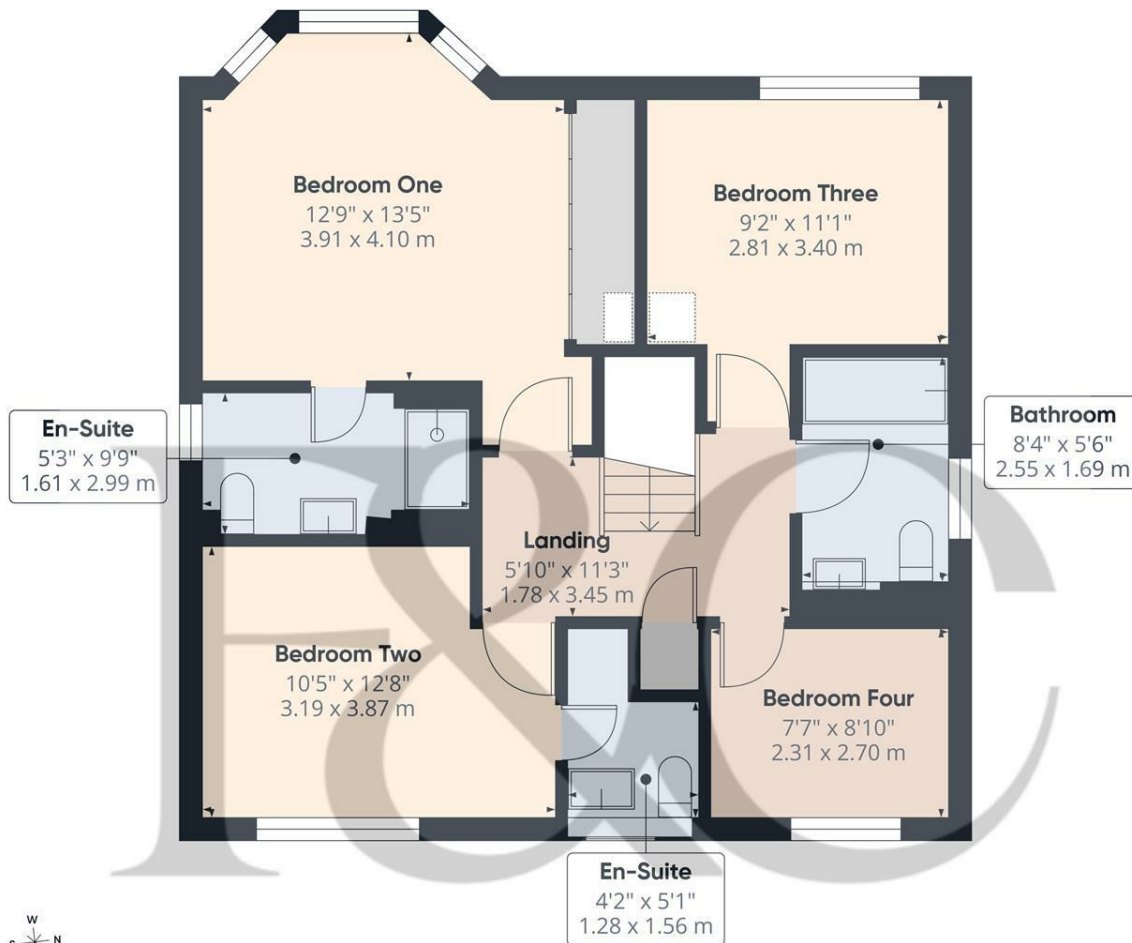
Approximate total area<sup>(1)</sup>

936 ft<sup>2</sup>  
87 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>

677 ft<sup>2</sup>  
63 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: F  
Tenure: Freehold



**Energy Efficiency Rating**

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