

2 Teasel Grove, Mickleover, Derby, DE3 0GN

Offers Around £350,000

Freehold



- Popular Estate
- Well-Presented Throughout
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Dining Kitchen with Utility Off
- Three First Floor Bedrooms with En-Suite & bathroom
- Enclosed Garden
- Driveway & Garage
- Close to Local Amenities





Summary

This is a well-presented, modern, three bedroom detached residence situated on a popular new estate on the outskirts of Mickleover. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious lounge and open plan dining kitchen with utility off.

The first floor landing leads to principal bedroom with en-suite room, two further bedrooms and bathroom. The property benefits from a good-sized driveway to the rear and a single garage. There is also a partially walled garden.

F&C

The Location

The property's location gives easy access to a new primary school, recreational ground, pathways and pleasant walks. The centre of Mickleover offers a vibrant and busy hub with supermarket, shops, restaurants, pubs, gym, library, doctors and a regular bus service into Derby City centre.

Accommodation

Ground Floor

Entrance Hall

7'0" x 6'11" (2.15 x 2.11)

An entrance door provides access to the hallway with staircase to first floor.

Fitted Guest Cloakroom

5'7" x 3'6" (1.72 x 1.09)

With low flush WC, wash handbasin and central heating radiator.

Lounge

18'9" x 10'8" (5.73 x 3.26)

With two central heating radiators and double glazed windows to front and side.



Dining Kitchen

18'8" x 10'10" (5.69 x 3.31)



Dining Area

Having a spacious dining area with central heating radiator, double glazed window to front and French doors to garden.



Kitchen Area

Comprising a wood block effect preparation surface extending to breakfast bar, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate hob with extractor hood over, built-in double oven, integrated fridge freezer and dishwasher, central heating radiator and double glazed window to side.



Utility Room

7'1" x 5'8" (2.16 x 1.74)

Having a wood block worktop, stainless steel sink unit, fitted storage, appliance space suitable for washing machine and tumble dryer, central heating radiator, understairs storage cupboard and panelled and glazed door to rear.

First Floor Landing

10'8" x 8'8" (3.27 x 2.66)

Having a semi-galleried landing with central heating radiator, airing cupboard and double glazed window to rear.

Principal Bedroom

11'7" x 10'9" (3.55 x 3.30)

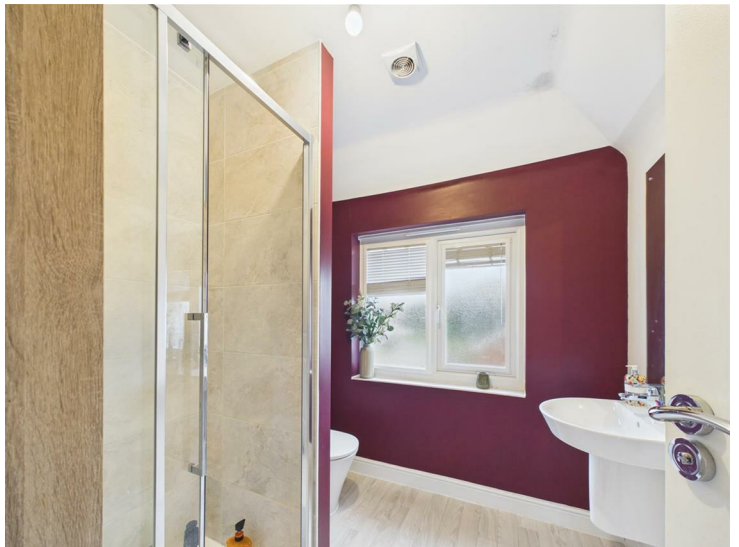
With central heating radiator, fitted wardrobe and double glazed window to front.



En-Suite Shower Room

7'2" x 6'9" (2.19 x 2.08)

Comprising low flush WC, half pedestal wash handbasin, shower cubicle, chrome towel rail/radiator and double glazed window to side.



Bedroom Two

10'8" x 8'8" (3.27 x 2.66)

With central heating radiator, fitted wardrobe and double glazed window to front.



Bedroom Three

10'3" x 9'11" (3.14 x 3.03)

Having central heating radiator and double glazed window to side.



Bathroom

7'6" x 6'6" (2.31 x 1.99)

Comprising low flush WC, half pedestal wash handbasin, panelled bath with shower over, chrome towel rail/radiator, shaver point and double glazed window to front.



Outside

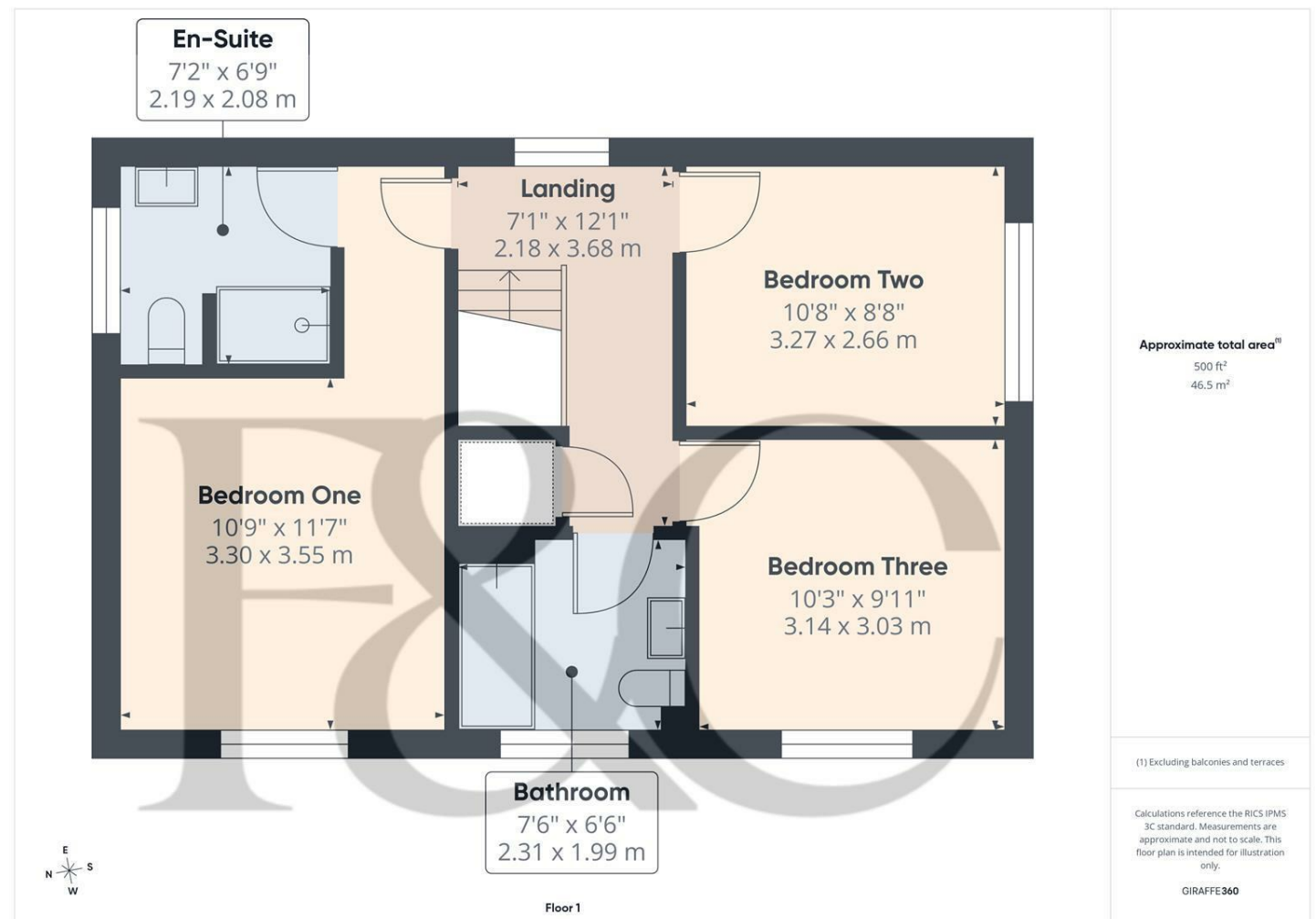
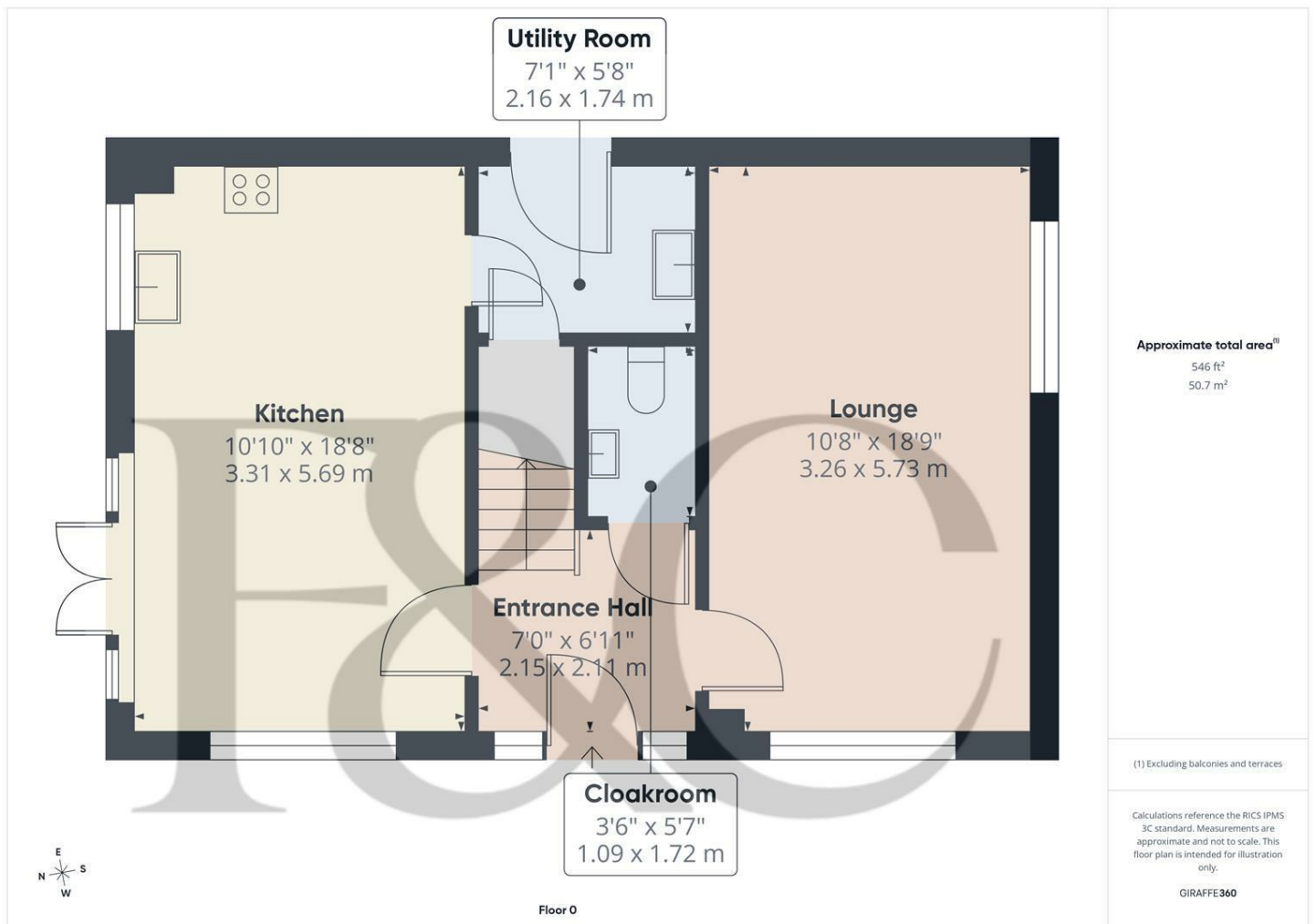
The property benefits from a fore garden with hedging, rear driveway and single garage. To the rear is an enclosed garden with feature brick wall, timber fencing, lawn and patio.



Council Tax Band D

Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of approximately £150/£160. Should you proceed with the purchase of this property this must be verified by your solicitor.





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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	