



4 Bed House - Detached

135 Station Road, Mickleover, Derby DE3 9FN

Price £415,000 Freehold



FLETCHER
& COMPANY

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- SPACIOUS VICTORIAN DETACHED FAMILY HOME
- FOUR BEDROOMS & FAMILY BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- PERIOD FEATURES AND WEALTH OF CHARM
- LAWNED GARDEN TO FRONT
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- DRIVEWAY & DETACHED GARAGE TO REAR
- DERBY HIGH SCHOOL & DERBY GRAMMAR SCHOOL
- HIGHLY DESIRABLE LOCATION
- AN INTERNAL INSPECTION IS HIGHLY ADVISED

WESTCOTE - A most deceptively spacious and beautifully appointed four bedroom, Victorian detached family home of style and character, with DETACHED GARAGE TO REAR. The property offers a wealth of charm with many period features and spacious room proportions that really have to be viewed to be fully appreciated and is set within this enviable position in the highly desirable location on Station Road in Mickleover.

The accommodation has gas central heating and double glazing (where stated) and in brief comprises: entrance hallway, spacious open plan lounge dining room with traditional features including sash bay window, spacious open dining kitchen, rear hallway, separate utility room and cloakroom wc.

The first floor semi-galleried landing gives access through to four bedrooms including three double bedrooms and there is also a beautifully appointed period style four piece bathroom suite with bath and walk in shower.

Outside the property has well maintained gardens to the front with lawned foregarden. There is a driveway to the rear accessed off Morland Road, giving access to a good sized single detached garage. There is also gated access off Moorland Road leading to a beautifully landscaped rear garden with paved patio area, generous lawn and planting beds.

An internal inspection is strongly advised to appreciate this beautifully appointed and most deceptively spacious character home.

LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

THE ACCOMMODATION

GROUND FLOOR

Entrance through traditional wood panelled entrance door with wood unit double glazed window above into:

Entrance Hallway

23'4 x 6'0 (7.11m x 1.83m)

Having ceramic patterned tiled floor, central heating radiator, feature archway, ornate coving to ceiling, smoke alarm, panelled staircase with open spindles and solid wood handrail leads to the first floor landing and traditional panelled doors giving access through to the lounge, dining area, dining kitchen and a further folding panelled door giving access through to the understairs storage cupboard.



Understairs Storage Cupboard

Having built in shelving, access to the electric meter and wall mounted electric fuse box.

Superb Open Plan Living Area

26'5 into bay x 12'1 overall (8.05m into bay x 3.68m overall)



Living Area

Having beautiful open fireplace with coal effect gas fire with slate hearth and detailed painted white wood surround. There is a picture rail ornate coving to ceiling, central heating radiator, TV and telephone point and wood unit single glazed sash windows built into the bay and open archway access into:



Dining Area

Currently being used as Study area, this room has a picture rail, coving to ceiling, central heating radiator and single glazed window to the rear elevation



Spacious Dining Kitchen

20'3 x 12'1 (6.17m x 3.68m)

This kitchen is fitted with a range of cream shaker style units comprising; wall, base and drawer units with roll edge laminate wood block effect work surface over, granite work surface with matching splash back, double Belfast style ceramic sink with traditional style chrome mixer tap, recess for a stand alone Range Cooker housing a seven ring gas hob Stoves Range cooker with electric oven, stainless steel splash backs, stainless steel, extractor canopy over, built in wine rack into units, ceramic tiled floor, recessed down lighters to ceiling, wood unit full length double glazed window to the side elevation, wood unit double glazed French doors opening to the side leading onto the rear garden and further wood unit obscure sash window to the side elevation.



Rear Lobby

Having built in foot mat, central heating radiator, wood unit double glazed panelled window to the side elevation, wood unit double glazed door giving access through to the rear garden, recessed down lighters and traditional wood panelled doors giving access through to downstairs WC and utility room.

Utility Room

9'4 x 6'5 (2.84m x 1.96m)

Fitted with a range of cream fronted shaker style units comprising; tall built in storage cupboard, base cupboards, roll edge laminated wood block effect work surface over, stainless steel Franke sink with chrome mixer tap, low level appliance space with plumbing for automatic washing machine, space for dryer, ceramic tiled floor, central heating radiator, loft access, recessed down lighters, wood unit double glazed panelled windows to the rear and side elevations.



Downstairs WC

Fitted with a two piece white suite comprising; low level WC with chrome push button flush, corner ceramic wash hand basin with tiled splash backs, ceramic tiled floor, central heating radiator, recessed down lighter and wood unit obscure glazed window to the side elevation.

FIRST FLOOR

Semi Galleried Landing

Having feature stain glass loft access, two central heating radiators, smoke alarm, traditional style built in storage cupboard which houses the wall mounted Baxi combination boiler and built in shelving and access through to all four bedrooms and bathroom.



Master Bedroom

12'2 into recess x 11'0 (3.71m into recess x 3.35m)

Having central heating radiator, wooden picture rail and single glazed sash window to the rear elevation.



Bedroom Two

12'0 x 11'3 into recess (3.66m x 3.43m into recess)

Having central heating radiator and single glazed sash window to the front elevation.



Bedroom Three

10'11 x 8'8 (3.33m x 2.64m)

Having central heating radiator and wood unit double glazed window to the side elevation.



Bedroom Four

8'5 x 6'10 (2.57m x 2.08m)

Having wooden picture rail, central heating radiator and single glazed sash window to the front elevation.



Beautifully Appointed Bathroom

12'1 x 8'3 (3.68m x 2.51m)

Fitted with a white four piece suite comprising; enamel bath with Victorian style shower mixer attachment, low level WC, ceramic wash hand basin standing on a chrome stand with towel rail, ceramic tiled splash backs, walk in double width shower with tiled splash back and wall mounted chrome shower controls with shower attachment and rain shower head above, chrome heated towel rail, grey wood grain finish Karndean flooring, extractor fan, central heating radiator and wood unit double glazed panelled windows to the side and rear elevations.



OUTSIDE

Frontage and Driveway

To the front of the property there is a lawned foregarden with sweeping concrete pathway giving access through to the front door, planting borders and mature trees. This property has access to a driveway at the rear (off Moorland Road).

Rear Garden

To the rear of the property there is a generous enclosed garden with timber gated access off Moorland Road. The garden area has raised level planting beds, Indian sandstone paved patio area with cobbled stone border and outside power socket, generous area laid to lawn, well stocked planting borders, raised level planting beds retaining by railway sleepers, fenced panelled boundary, outside cold water tap and an access door giving access through to:



Large Single Detached Garage

19'0 x 10'8 (5.79m x 3.25m)

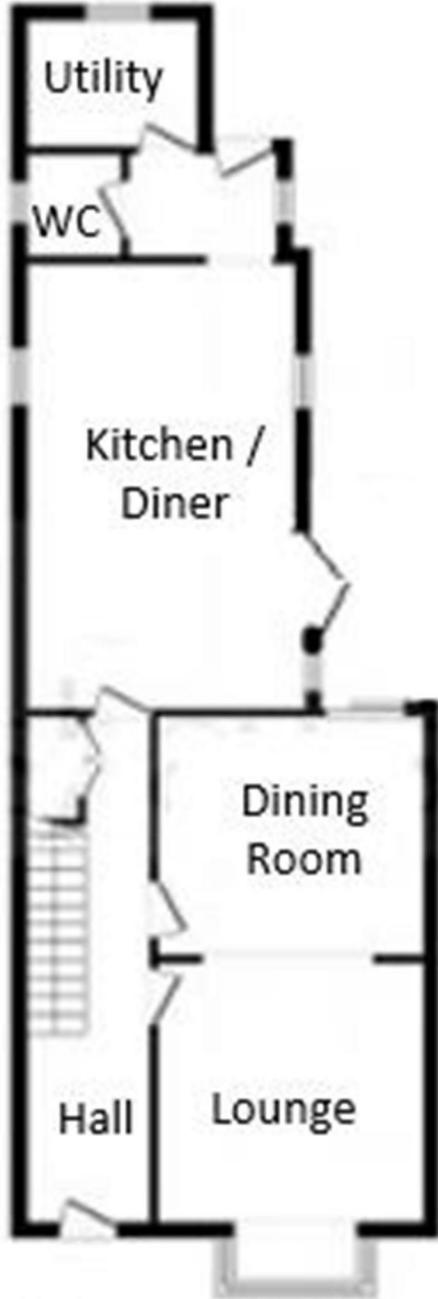
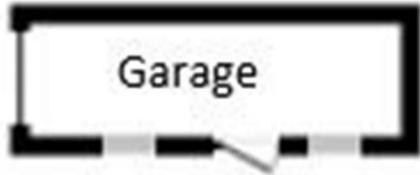
Concrete sectional garage with electric remote controlled up and over door, power and light and side personal access door and two uPVC obscure glazed window to the side elevation..



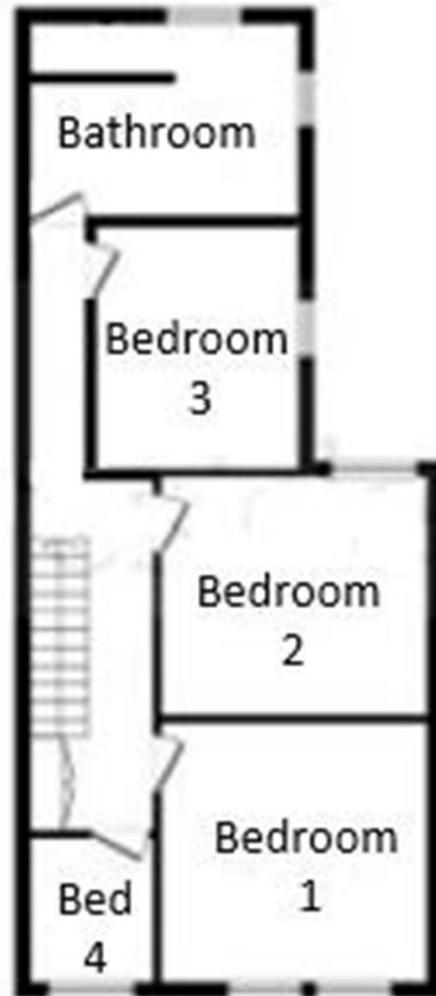
Useful Lean To/Storage Shed

21'11 x 6'7 (6.68m x 2.01m)

Located to the right hand side of the property with power and lighting. It has a timber access door and a rear personal door leading onto the rear patio.



Ground Floor



First Floor

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 36 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |