

# Fletcher & Company

56 Murray Road, Mickleover, Derby, DE3 9LD

---

Price £272,500

Freehold

---



- Popular Residential Location
- Realistically Priced Detached Property
- Entrance Hall
- Lounge & Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms
- Shower Room & Separate WC
- Good Sized Lawn to Rear
- Driveway & Integral Garage
- Close to Excellent Amenities





## Summary

---

A realistically priced, three double bedroom, detached residence occupying a popular residential location in desirable Mickleover.

Sold with the benefit of no upward chain the property features an entrance hall, spacious lounge, dining room and fitted kitchen. The first floor landing leads to three double bedrooms, bathroom and separate WC.

To the front of the property is a lawn fore-garden with double width driveway and access to an integral garage. To the rear of the property is a sizeable, well-established, mainly lawn garden with mature trees and hedging.

# F&C

## The Location

Mickleover is a very popular suburb with a bustling centre featuring a large supermarket, a selection of shops including a bakery, eateries, pubs, petrol station and a regular bus service running into Derby City centre. There is an excellent range of schooling including a reputable primary school and Murray Park secondary school within close proximity.

## Accommodation

### Ground Floor

#### Entrance Hall

13'8" x 3'10" (4.19 x 1.19)

An entrance door provides access to entrance hall with central heating radiator, staircase to first floor and useful cloak cupboard.

#### Lounge

11'11" x 11'6" (3.65 x 3.51)

Featuring a fireplace with decorative surround and electric fire, central heating radiator, decorative coving, window to front and sliding doors to dining room.



#### Dining Room

11'9" x 10'11" (3.60 x 3.34)

Having decorative coving and sliding patio door to garden.



### **Kitchen**

12'6" x 7'4" (3.82 x 2.24)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob, built-in oven, appliance space suitable for fridge freezer, washing machine and dishwasher, central heating radiator, door to side and window to rear.



### **First Floor Landing**

8'5" x 2'11" (2.58 x 0.91)

A semi-galleried landing with window to side.

### **Bedroom One**

12'10" x 11'10" (3.93 x 3.61)

With central heating radiator, a good range of fitted furniture and window to front.



### **Bedroom Two**

12'10" x 10'7" (3.92 x 3.25)

Having a central heating radiator, airing cupboard housing the gas fired boiler and window to rear.



### Bedroom Three

12'6" x 9'10" (3.82 x 3.00)

With central heating radiator and window to front.



### Shower Room

7'6" x 5'10" (2.29 x 1.78)

Appointed with a vanity unit with wash handbasin and cupboards beneath, panelled bath, shower cubicle, chrome towel radiator and window to rear.



### Separate WC

4'9" x 2'6" (1.47 x 0.77)

Appointed with a low flush WC, central heating radiator and window to rear.



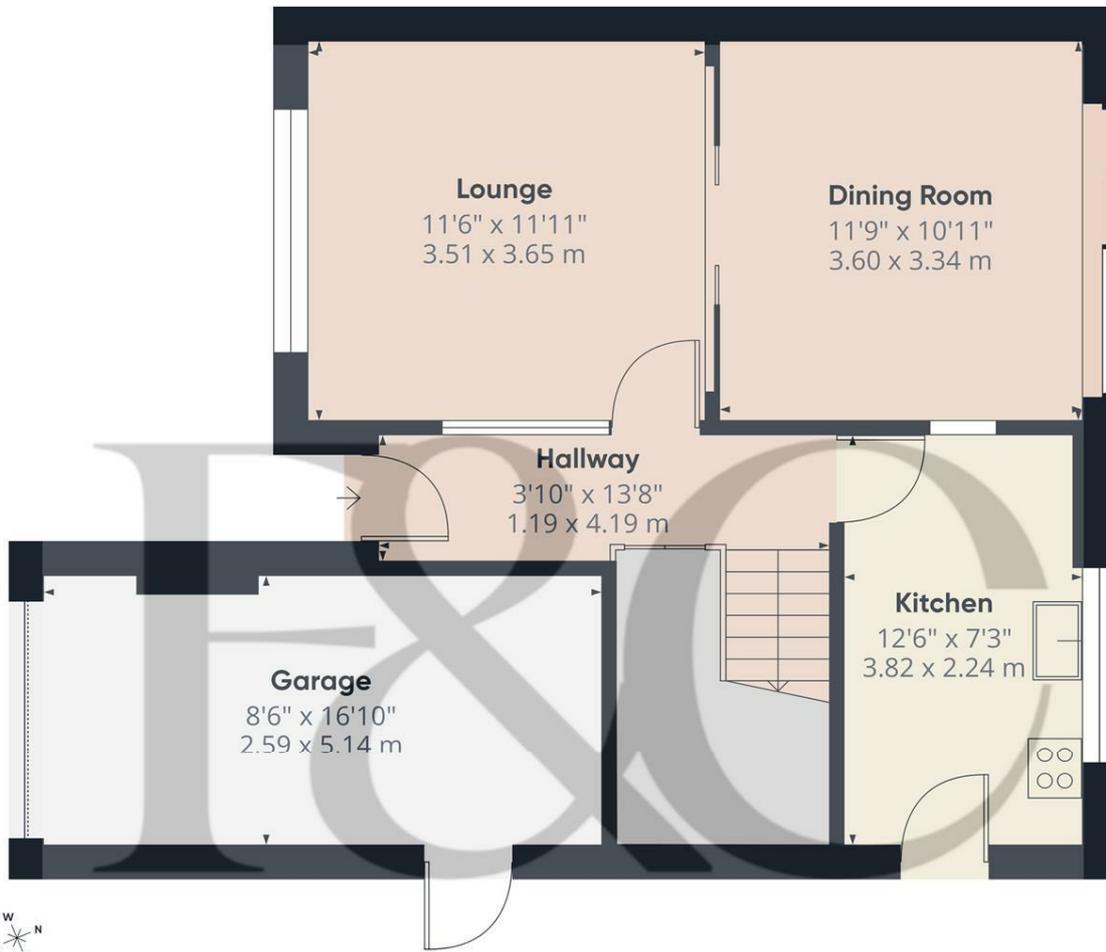
## Outside

To the front of the property is a lawn fore-garden with adjacent tarmac driveway providing ample off-road parking and access to an integral garage.

To the rear of the property is a sizeable, well-established garden featuring lawn and mature trees/hedging.



**Council Tax Band D**



Floor 0

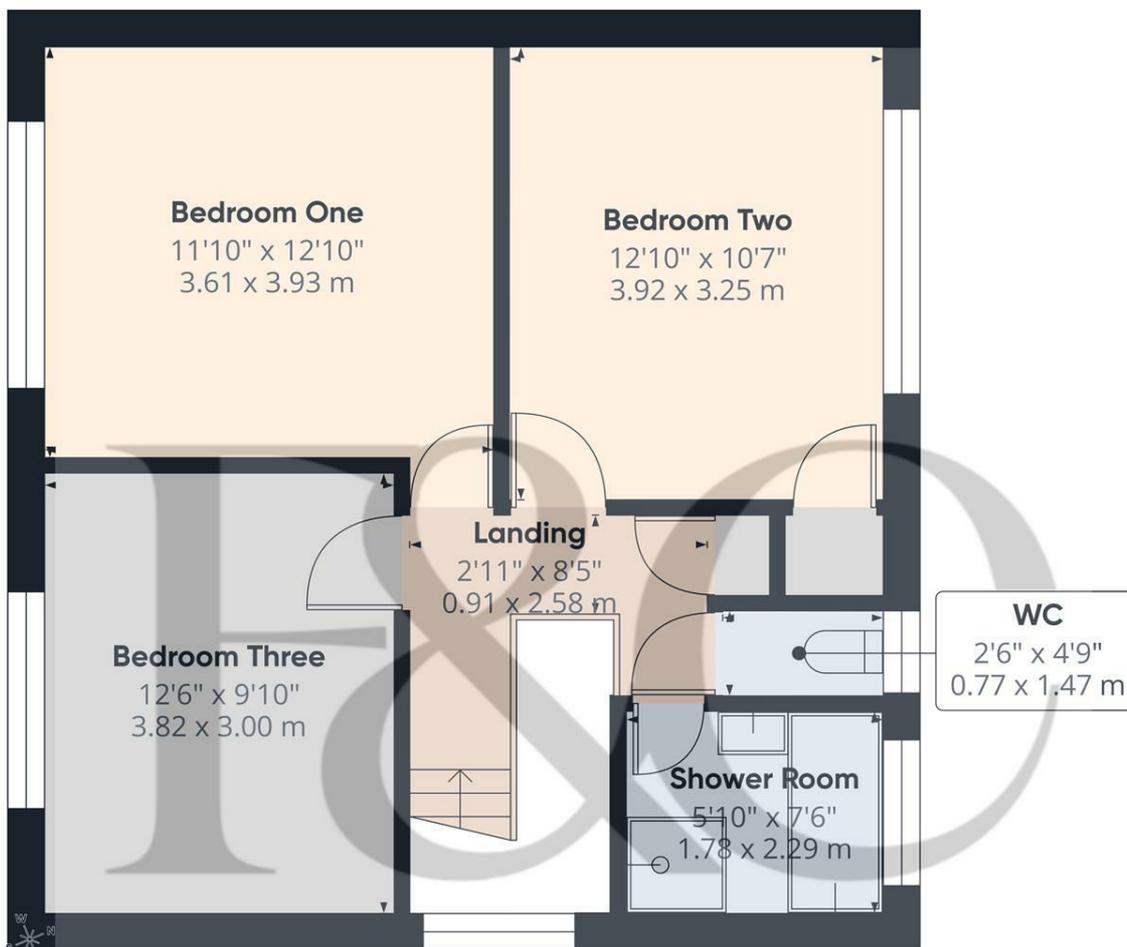
Approximate total area<sup>(1)</sup>

621 ft<sup>2</sup>  
57.7 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.

GIRAFFE360



Floor 1

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

526 ft<sup>2</sup>  
48.8 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.

GIRAFFE360



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

56 Murray Road  
Mickleover  
Derby  
DE3 9LD

Council Tax Band: D  
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>71</b>	<b>77</b>
(55-68) <b>D</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	