

# Fletcher & Company

1 Sage Court, Mickleover, Derby, DE3 0GH

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Offers Around £325,000

Freehold

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- Stylish, Detached Residence
- Gardens to Both Front and Rear
- Entrance Hall & Fitted Guest Cloakroom
- Dual Aspect Lounge
- Newly Fitted Dining Kitchen
- Three First Floor Bedrooms
- Principal Bedroom with En-Suite
- Bathroom
- Close to an Excellent Range of Amenities
- Viewing Highly Recommended





## Summary

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Superbly presented, extremely stylish three bedroom detached residence occupying a good sized corner plot on the popular Hackwood Farm Estate in Mickleover. The property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, dual aspect lounge and recently refitted dining kitchen.

The first floor landing leads to principal bedroom with en-suite shower room, two further bedrooms and well-appointed bathroom. To the side of the property is a good sized driveway providing off-road parking for at least two vehicles. To the rear of the property is a low maintenance garden with paved and gravelled sections, herbaceous borders and fabulous entertaining space with timber framed gazebo. There is also a shed.

# F&C

## The Location

The property is located on the outskirts of Mickleover offering easy access into the centre which offers an excellent range of amenities including a large supermarket, a varied selection of shops and restaurants, regular bus service, good schooling, easy access to open fields and pleasant walks in the surrounding open countryside.

## Accommodation

### Entrance Hall

9'7" x 7'11" (2.94 x 2.42)

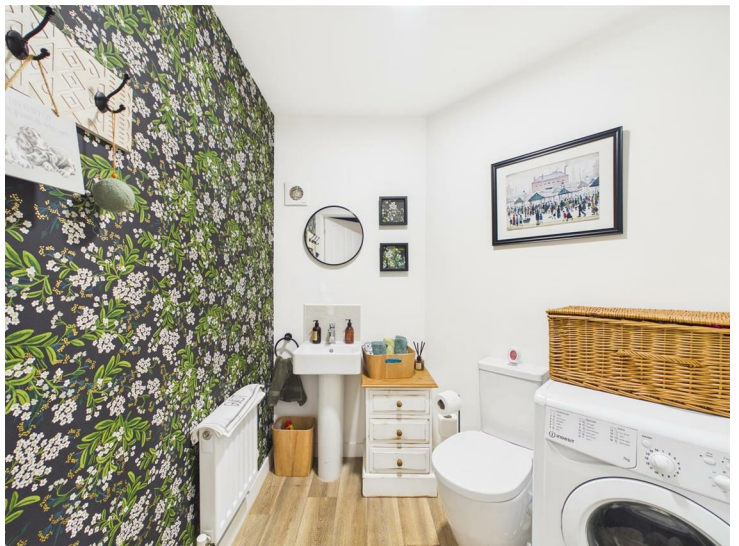
An entrance door provides access to spacious entrance hall with central heating radiator, wood effect flooring, useful understairs storage cupboard and staircase to first floor.



### Cloakroom

6'6" x 6'0" (1.99 x 1.84)

With white suite comprising a low flush WC, pedestal wash handbasin, appliance space suitable for a washing machine and central heating radiator.



## Lounge

16'0" x 10'8" (4.88 x 3.27)

With two central heating radiators, double glazed window to front and matching French doors to garden.



## Recently Refitted Dining Kitchen

16'0" x 10'0" (4.90 x 3.07)

Having a spacious dining area with central heating radiator, wood effect flooring and double glazed French doors to garden.



## Kitchen

Featuring quartz effect worktops, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, inset four plate induction hob with extractor hood over with built-in double oven beneath, integrated dishwasher and wine fridge, appliance space suitable for fridge/freezer, wood effect flooring and double glazed window to front.



## First Floor Accommodation

### **Semi-Galleried Landing**

7'6" x 6'6" (2.30 x 1.99)

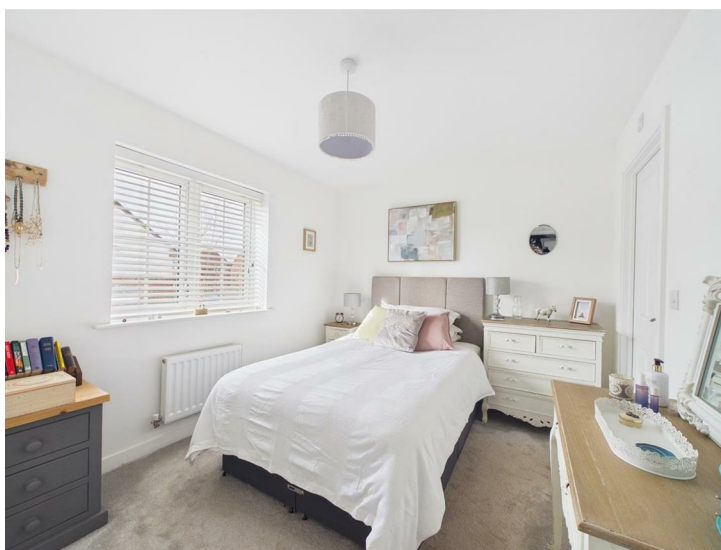
With feature balustrade, airing cupboard and double glazed window to front.



### **Principal Bedroom**

10'0" x 9'0" (3.07 x 2.75)

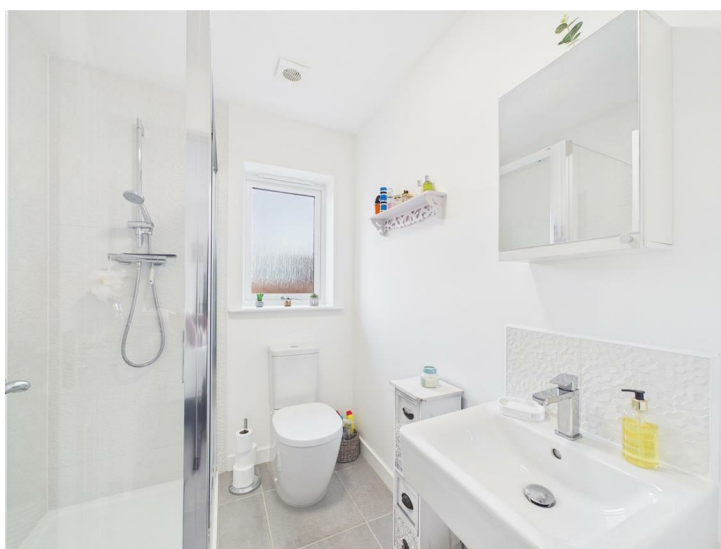
With central heating radiator, fitted wardrobe and double glazed window to front.



### **En-Suite Shower Room**

6'8" x 5'6" (2.04 x 1.70)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle, chrome towel rail/radiator and double glazed window to rear.



### Bedroom Two

18'5" x 7'2" (5.62 x 2.20)

With central heating radiator and two double glazed windows to front.



### Bedroom Three

8'7" x 8'6" (2.62 x 2.60)

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



## Bathroom

6'8" x 5'6" (2.05 x 1.68)

Partly tiled with a white suite, low flush WC, half pedestal wash handbasin, panelled bath with shower over, chrome towel rail/radiator and double glazed window to rear.

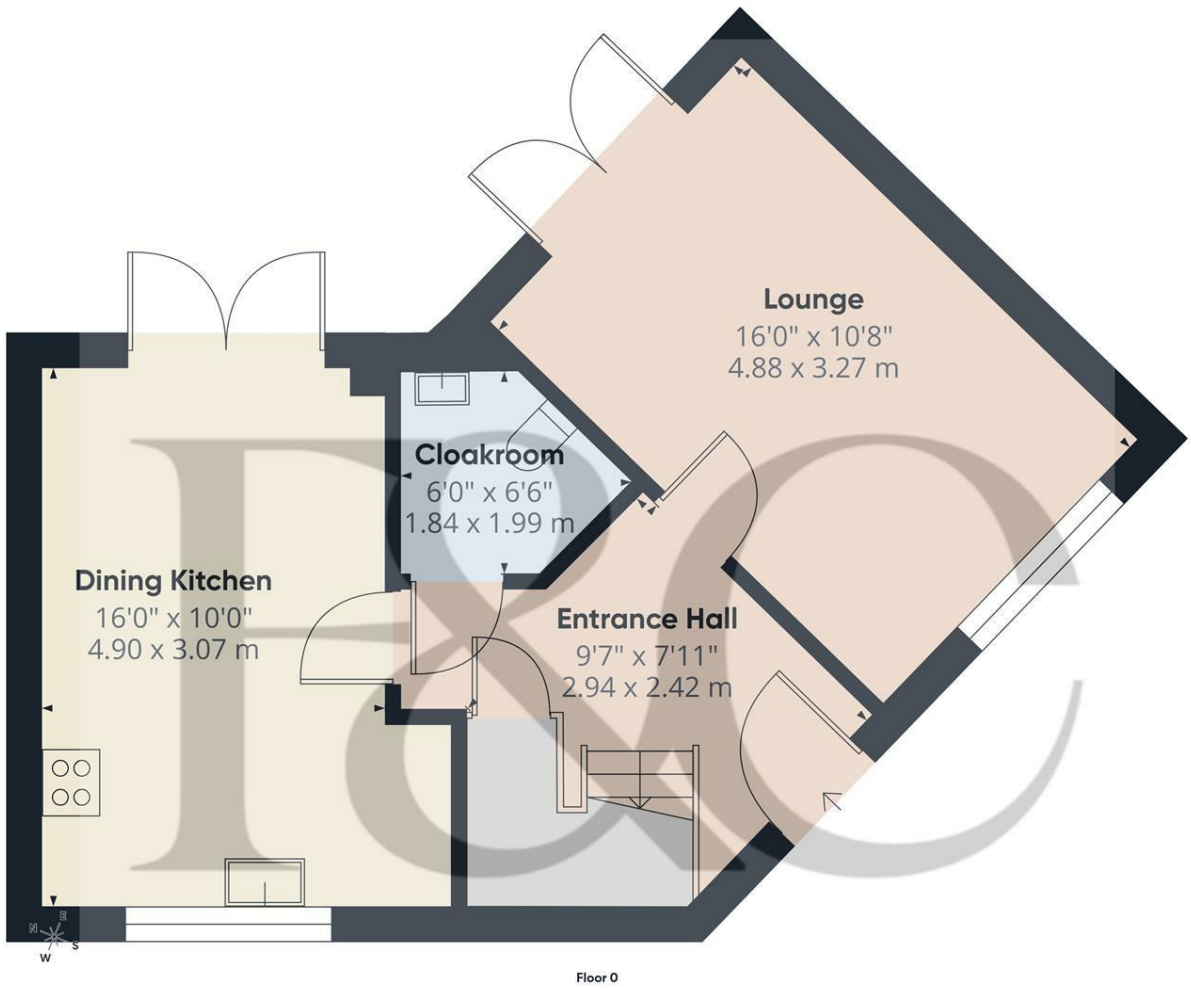


## Outside

The property sits on a corner plot on Sage Court, set back behind fore garden and borders with adjacent driveway providing off-road parking. To the rear of the property is a well-established, low maintenance garden featuring extended patio, raised sleepers, gravelled section with herbaceous borders, fabulous terrace/patio with timber framed gazebo offering excellent space for entertaining. There is also outdoor lighting, water and power supply.



Council Tax Band C

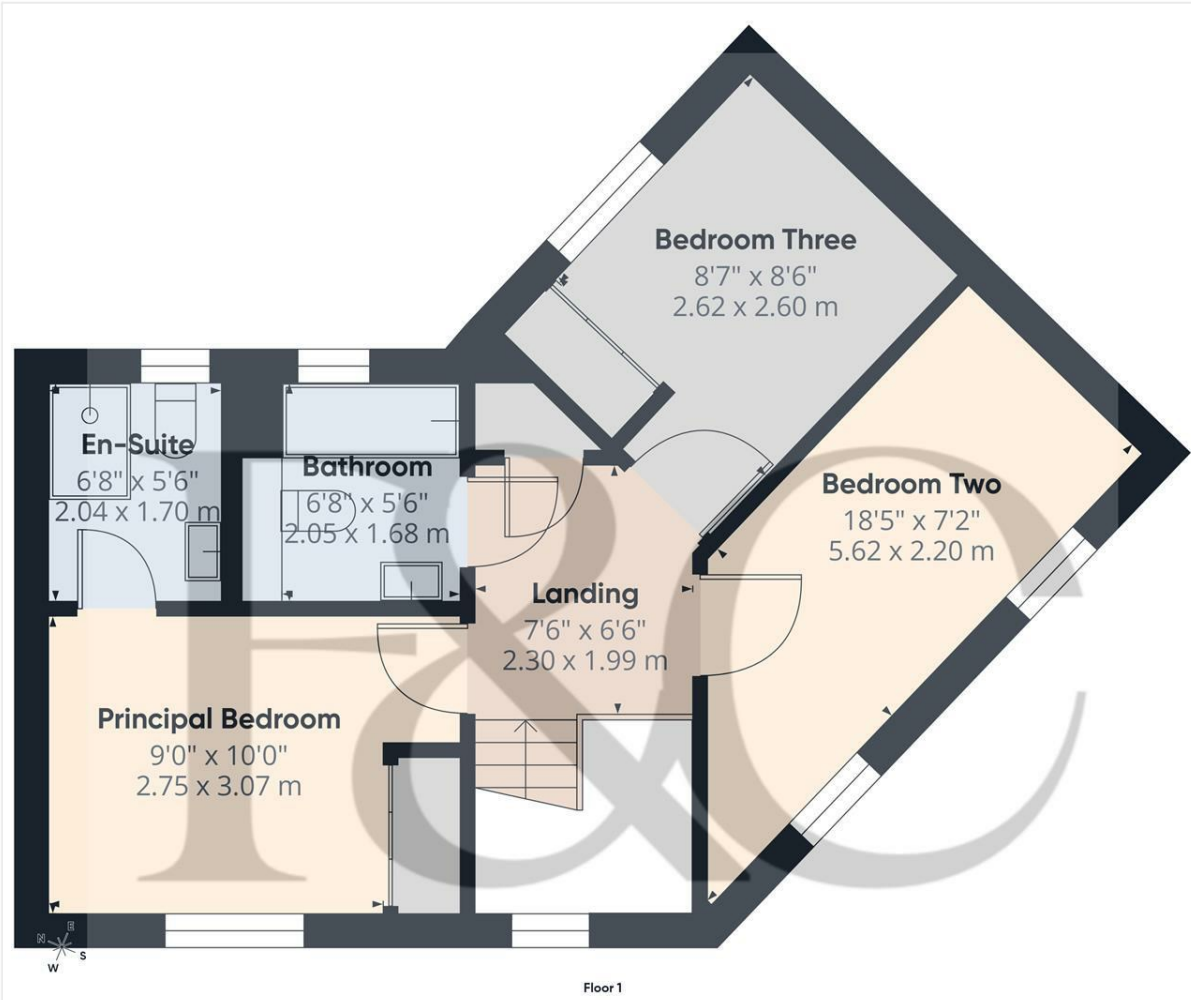


Approximate total area<sup>(1)</sup>  
488 ft<sup>2</sup>  
45.4 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
437 ft<sup>2</sup>  
40.5 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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1 Sage Court  
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Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	