

# Fletcher & Company

7 Carnoustie Close, Mickleover, Derby, DE3 9YD

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Offers Around £275,000

Freehold

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- No Upper Chain
- Double Glazing & Gas Central Heating
- Porch & Entrance Hall
- Spacious Lounge
- Dining Room/Bedroom
- Breakfast Kitchen
- Master Bedroom with En-Suite Shower Room
- Further Bedroom & Separate Bathroom
- Driveway & Garage
- Private Rear Garden





## Summary

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A well-positioned, three bedroom, detached bungalow occupying a sought after cul-de-sac location in Mickleover.

This is a spacious, well positioned, three bedroom, detached in a cul-de-sac location in Mickleover. Sold with the benefit of no upper chain with double glazing and gas central heating and comprising porch, entrance hall, good sized lounge, dining room/bedroom, breakfast kitchen, master bedroom with en-suite shower room, further bedroom and separate bathroom.

The property is set back behind a lawned fore-garden with adjacent driveway providing access to a single garage with electric door. To the rear of the property is a private, well-established garden with lawn, well-stocked borders and patio.

# F&C

### **The Location**

The property's location just off Uttoxeter Road gives easy access into Mickleover village centre which offers an excellent range of amenities including large supermarket, petrol station, doctors, selection of restaurants, cafes and bars and regular bus service into Derby City centre as well as easy access onto the A38 and A50.

### **Accommodation**

#### **Porch**

4'1" x 2'1" (1.26 x 0.65)

Double glazed and leaded entrance doors provides access to porch with heather brown quarry tiled floor and panelled and glazed door with matching sidelight to entrance hall.

#### **Entrance Hall**

11'3" x 10'3" x 6'7" x 4'7" (3.44 x 3.14 x 2.03 x 1.41)

With central heating radiator, telephone jack point, decorative coving, access to loft space and useful storage cupboard.

#### **Spacious Living Room**

16'5" x 11'3" (5.01 x 3.44)

With two central heating radiators, TV aerial point, telephone jack point, recessed fire, decorative coving and double glazed and leaded window to front.



#### **Dining Room/Bedroom Three**

10'5" x 8'8" (3.20 x 2.65)

With central heating radiator, TV aerial point, decorative coving, double glazed and leaded window to front and leaded window to hallway.



### **Breakfast Kitchen**

15'10" x 9'2" (4.84 x 2.80)

With woodblock effect preparation surfaces, tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboard and drawers, complimentary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in double oven with grill, appliance spaces suitable for fridge freezer, washing machine, dishwasher and tumble dryer, central heating radiator, decorative coving, double glazed window overlooking rear garden and panelled and double glazed door with matching sidelight to garden.



### **Master Bedroom**

11'10" x 10'10" (3.62 x 3.32)

With central heating radiator, a range of built-in wardrobes with overhead storage, telephone jack point and double glazed window to rear.



### **En-Suite**

7'7" x 2'11" (2.32 x 0.89)

With low flush WC, vanity unit with wash handbasin, shower cubicle, chrome towel radiator and double glazed window to side.



### **Bedroom Two**

9'10" x 8'2" (3.01 x 2.49)

With central heating radiator, built-in wardrobe, decorative coving and double glazed window to rear.



### **Bathroom**

7'9" x 6'2" (2.37 x 1.89)

Tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with Mira shower over, airing cupboard housing the hot water cylinder, ladder style radiator, shaver point, decorative coving and double glazed window to side.



## Outside

The property occupies a sought after cul-de-sac location. Set back behind a lawn fore-garden with adjacent driveway providing off-road parking and access to an integral garage.

To the rear of the property is a patio area which gives way to a good sized lawn surrounded by borders containing plants, shrubs and hedging offering a high degree of privacy with a pleasant backdrop of mature trees.

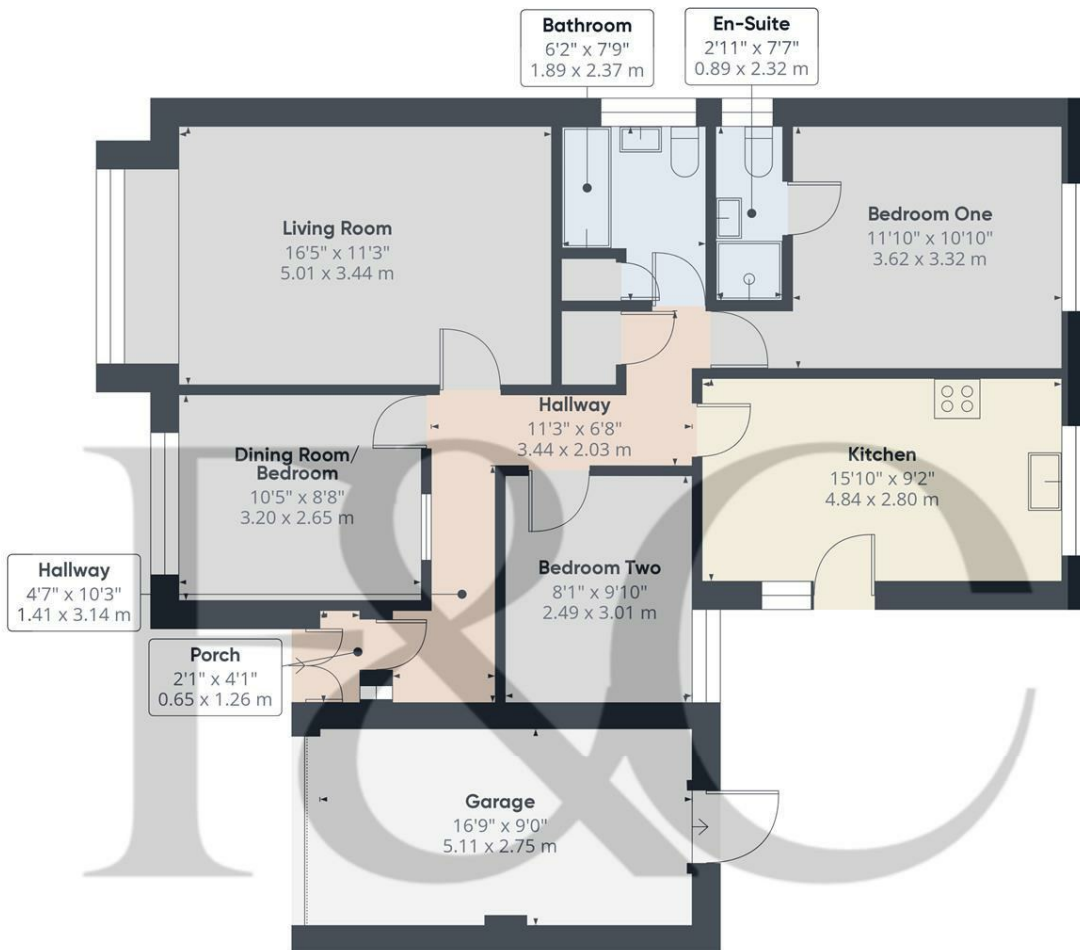


## Garage

16'9" x 9'0" (5.11 x 2.75)

With electric doors, power, lighting and pedestrian door. The garage also houses the gas fired boiler.

**Council Tax Band E**



Approximate total area<sup>®</sup>  
984.04 ft<sup>2</sup>  
91.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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7 Carnoustie Close  
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Council Tax Band: E  
Tenure: Freehold

