



5 Bed House - Detached

Moorcroft Farm Radbourne Lane, Mickleover, Derby DE22 4LX

Offers In Excess Of £950,000 Freehold



FLETCHER
& COMPANY

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- Five Bedroom Detached Farmhouse with Development Opportunity
- Exciting Development Opportunity
- Farmhouse offers around 2500 Square feet of Living Accommodation
- Comprehensively Upgraded
- Driveway, Generous Parking & Double Garage
- Overall Plot of Around 4.4 Acres
- Building Plot with Planning Consent for 4 Bedroom Detached Bungalow
- Field/Paddock of Around 3.6 Acres
- Views Over Open Fields
- Close to Local Shops & Amenities

MOORCROFT FARM WITH OVER 4 ACRES & DEVELOPMENT OPPORTUNITY – A most spacious five bedroom detached residence, occupying this large plot with grounds in excess of four acres and also including a building plot with planning consent approved for the construction of a large four bedroom detached bungalow.

The property occupies a most pleasant location on the outskirts of the very popular village of Mickleover and enjoying pleasant views over open fields.

This traditional property has been substantially extended and comprehensively upgraded, offering accommodation extending to around 2500 square feet and an overall plot of around four acres (4.4 acres) The property has previously operated as a boarding kennels business and also a pedigree dog breeders.

The property is located off Radbourne Lane and approached via a long driveway of just three homes and enjoys pleasant countryside views and also is situated close to Mickleover sports football and cricket ground.

The property has been upgraded to a high standard and specification by its current owners and benefits central heating, double glazing and in brief comprises: entrance hallway, cloakroom wc, sitting room, most spacious open plan living dining room with feature fireplace with stairs to the first floor master bedroom, large patio door providing access to a large decking area.

The main first floor landing gives access to four bedrooms and well appointed family bathroom with Jacuzzi bath. Bedroom two also has the benefit of an en-suite shower room. The master bedroom is accessed off a staircase leading to from the open plan living dining area. This master bedroom offers an en-suite shower room and impressive timber framed balcony with impressive views over fields.

Outside is an attached double garage with further wc. There is also generous rear garden laid to lawn with timber decked seating area and feature pond. The garden offers a good degree of seclusion and privacy.

BUILDING PLOT - DETACHED FOUR BEDROOM BUNGALOW

The property also has planning consent granted for the construction of a good sized for bedroom detached bungalow.

Derby City Council - Planning Reference : 03/18/00444

Change Of Use And Alterations To Cattery/Kennel Building To Form A Dwelling (Use Class C3)



LOCATION

The location is extremely convenient for Mickleover, Kirk Langley and Derby City Centre. Mickleover is an extremely popular suburb of Derby, approximately 4 miles from the city centre providing a first class range of local amenities including supermarket. Leisure facilities include Mickleover golf course and excellent transport links are close by giving easy access onto the A38 and A50 trunk roads leading onto the M1 motorway.

There are good schools at primary and secondary level, private education is also available at Derby High School and Derby Grammer School for boys situated in Littleover. The property is well placed for access to Ashbourne known as the gateway to Dovedale and the Peak District National Park.

THE ACCOMMODATION

GROUND FLOOR

Main Entrance Hallway

19'0 x 7'6 (5.79m x 2.29m)

Entrance through UPVC wood effect double glazed door into the entrance hallway. Fitted with porcelain tiled flooring, two central heating radiators, walk-in cloaks storage cupboard with hanging and shelving. Doors giving access to the downstairs wc, sitting room and breakfast room.



Downstairs WC

Fitted with a two piece suite comprising; low level WC, pedestal wash hand basin, full tiling to walls and heated chrome towel rail and UPVC obscure double glazed window to the side elevation.



Sitting Room

13'10 x 10'10 (4.22m x 3.30m)

Having feature fireplace incorporating electric fire, central heating radiator, oak flooring and UPVC double glazed windows to the front and side elevations.



Open Plan Kitchen & Breakfast Room



Breakfast Room

13'11 x 12'10 (4.24m x 3.91m)

This room has a wood burning stove and central heating radiator and UPVC double glazed window to the front and rear elevations and there is open plan access to the kitchen area.



Kitchen Area

15'9 x 13'7 (4.80m x 4.14m)

The kitchen is fitted with a range of wall, base and drawer units with work surface over, 1.5 bowl inset sink unit, dishwasher, integrated microwave, Range style cooker with extractor hood over (to be included in the sale), American style fridge freezer, built in coffee machine, plumbing for automatic washing machine, spotlights to ceiling, UPVC double glazed window to the rear elevation, doorway giving access to the double garage and separate doorway leading into the hallway.



Most Spacious Living/Dining Area:



Living Area

21'0 x 16'11 (6.40m x 5.16m)

Having a magnificent oak feature fireplace with marble insert, hearth and feature electric stove effect fire.. There is also a central heating radiator and double doors which provide access to the hallway. two UPVC double glazed windows to the side elevation.



Dining Area

19'8 x 13'1 (5.99m x 3.99m)

Having stairs leading off to the first floor, feature dual aspect wood burning stove and double glazed patio door providing access to the rear garden.



Rear Entrance Hallway

19'0 x 7'6 maximum (5.79m x 2.29m maximum)

Entrance through double opening UPVC wood effect doors, porcelain tiled floor, telephone point, UPVC double glazed windows to front and rear elevations, doorway to a good sized cloakroom and doorway access the spacious open plan living dining room.

FIRST FLOOR

Landing

Doorway giving access to master bedroom.

Master Bedroom

16'5 x 12'5 (5.00m x 3.78m)

Stairway access from dining area. Fitted with TV point, central heating radiator, built in storage cupboards, doorway access to the en-suite shower room and UPVC double glazed french doors with matching side panel windows giving access to the balcony.



Balcony

Double opening UPVC french doors opening out onto a generous timber framed balcony, offering elevated views over fields.



En-Suite Shower Room

Fitted with a three piece suite comprising; corner shower with curved glazed side screen and tiled surrounds, pedestal wash hand basin, low level WC, spotlights to ceiling and central heating radiator and UPVC obscure double glazed window to the front elevation.



Double Bedroom Two

14'1 x 12'11 (4.29m x 3.94m)

Fitted with double central heating radiator and decorative picture rail and UPVC double glazed window to the rear elevation.



En-Suite Shower Room

Fitted with a three piece suite comprising; low level WC, corner shower with curved glazed side screen and tiled surrounds, pedestal wash hand basin, spotlights to ceiling, central heating radiator and heated chrome towel rail and UPVC obscure double glazed window to the side elevation,



Double Bedroom Three

13'6 x 11'0 (4.11m x 3.35m)

Fitted with built in wardrobes with matching chest of drawers, vanity wash hand basin with tiled surrounds, central heating radiator, spotlights to ceiling, picture rail and UPVC double glazed windows to the front and side elevations.



Double Bedroom Four

13'11 x 9'8 (4.24m x 2.95m)

Having double central heating radiator, wash hand basin, spotlights to ceiling and picture rail and UPVC double glazed window to the rear elevation.



Bedroom Five

12'10 x 6'3 (3.91m x 1.91m)

Having central heating radiator and



Family Bathroom

Fitted with a three piece suite comprising; Jacuzzi corner bath, pedestal wash hand basin, low level WC, full tiling to walls, tiled flooring, heated towel rail and spotlights to ceiling.



OUTSIDE

Lane Access

There is a lane leading to only three properties off Radbourne Lane.

Rear Driveway

This the property has a generous parking area leading to a double attached brick built garage. There is rear garden area with area laid to lawn with timber fence and pathway access to the rear entrance hallway.



Attached Double Garage

21'4 x 19'3 (6.50m x 5.87m)

This garage has a range of base cupboards providing storage and plumbing for an automatic washing machine. The garage also houses a Worcester Bosch oil fired central heating boiler which was installed in August 2019.

Generous Enclosed Garden

To the rear of the property there is a delightful garden with raised decking, lawns, well stocked flower borders and ornamental pond. The garden is enclosed by a fence panelled and hedgerow boundary.



DEVELOPMENT OPPORTUNITY

Planning Approved - Detached Bunaglow

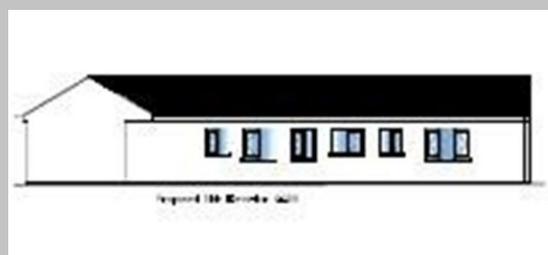
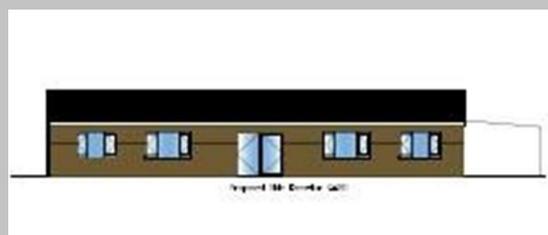
Proposed Front Elevation



Proposed Rear Elevation



Side Elevations



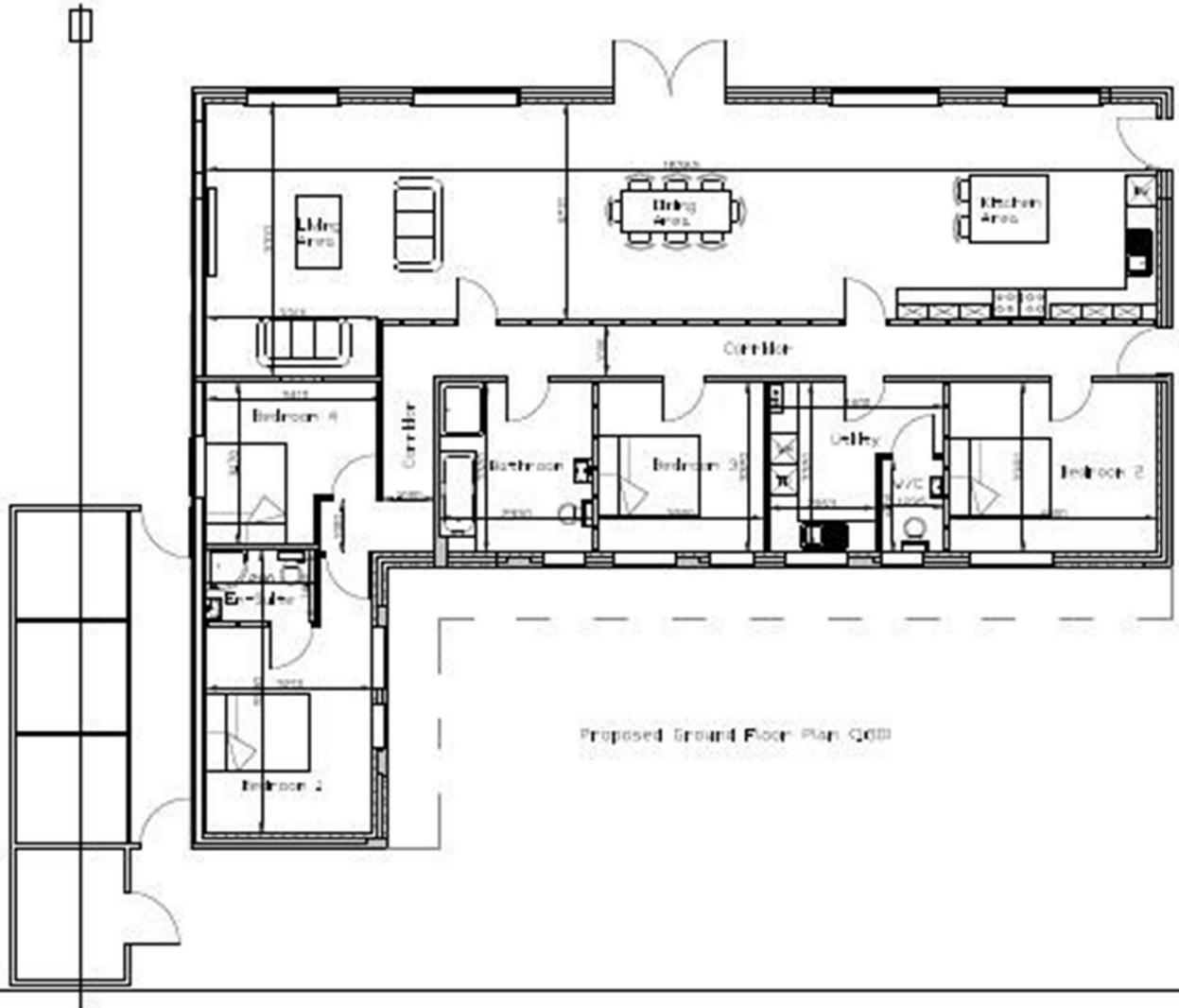
Field/Paddock

The property also provides direct driveway access to a generous field/paddock of around 3.6 acres. This is located at the rear of the former kennel/cattery building.



Whilst every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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