

## 12 Chicory Close, Mickleover, Derby, DE3 0FL

Offers Around £289,950

Freehold



- Particularly Pleasant Location
- Open Views
- Double Width Allocated Parking
- Enclosed Rear Garden
- Spacious Entrance Hall, Fitted Guest Cloakroom
- Living Room
- Dining Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Sought After Residential Location





## Summary

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A superbly positioned, three bedroom, semi-detached residence occupying a particularly pleasant plot on the Hackwood development.

The property sits opposite open green space offering impressive views from the living room and kitchen. It also benefits from two allocated parking spaces. There is a lawn fore-garden and lawn rear garden with patio.

Internally, the property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, dual aspect lounge, dining kitchen, principle bedroom with en-suite shower room, two further good sized bedrooms and a bathroom.

# F&C

### **The Location**

The property's location on this new estate offers a recently constructed primary school and easy access to the centre of Mickleover which boasts a fabulous range of amenities with restaurants, bars, supermarket, doctors and a regular bus service. There is also easy access to pleasant walks in the surrounding open countryside.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

9'8" x 8'3" (2.96 x 2.52)

An entrance door provides access to hallway with central heating radiator, staircase to first floor with understairs cupboard and featured tile floor.



##### **Fitted Guest Cloakroom**

6'8" x 6'1" (2.05 x 1.87)

Appointed with a low flush WC, pedestal wash handbasin and central heating radiator.



## Lounge

16'2" x 10'11" (4.94 x 3.33)

With two central heating radiators, feature wood panelled wall, decorative coving, double glazed window to front and matching French doors to rear.



## Dining Kitchen

16'1" x 10'0" (4.92 x 3.06)



## Dining Area

With central heating radiator, feature tile floor and double glazed French doors to garden.



### **Kitchen Area**

Featuring stone effect worktops with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate electric hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer and washing machine, continuation of the tiled floor and double glazed windows to front offering pleasant open views.



### **First Floor Landing**

8'2" x 6'4" (2.50 x 1.95)

A semi-galleried landing with feature balustrade, airing cupboard housing the boiler and double glazed window to front.

### Principal Bedroom

10'1" x 9'1" (3.09 x 2.77)

With central heating radiator, fitted wardrobe with sliding mirror doors, double glazed window to front and door to en-suite.



### Well-Appointed En-Suite Shower Room

6'8" x 5'6" (2.04 x 1.69)

Appointed with a low flush WC, wash handbasin, double shower cubicle, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### Bedroom Two

8'7" x 8'5" (2.62 x 2.58)

Having a central heating radiator, fitted wardrobe with sliding mirrored doors and double glazed window to rear.



### Bedroom Three

18'2" x 7'3" (5.56 x 2.23)

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



## **Bathroom**

6'8" x 5'6" (2.05 x 1.69)

Appointed with a low flush WC, half pedestal wash handbasin, panelled bath with shower over, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



## Outside

The property occupies a particularly pleasant spot and benefits from a double width allocated parking space and an adjacent open green space with fencing and views beyond. The property features an enclosed garden with extensive patio, lawn, timber fencing and side gated access.

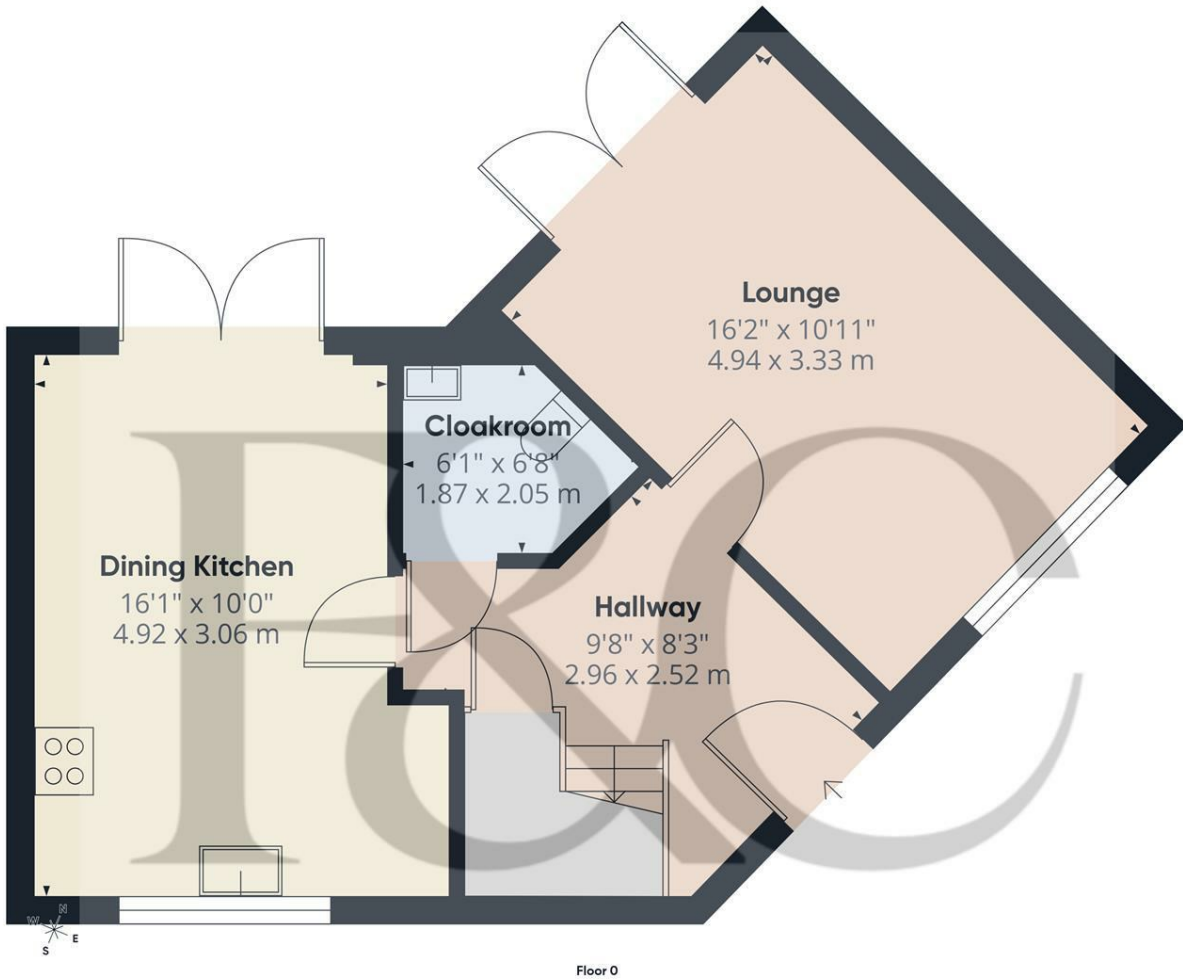


## Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £160. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C



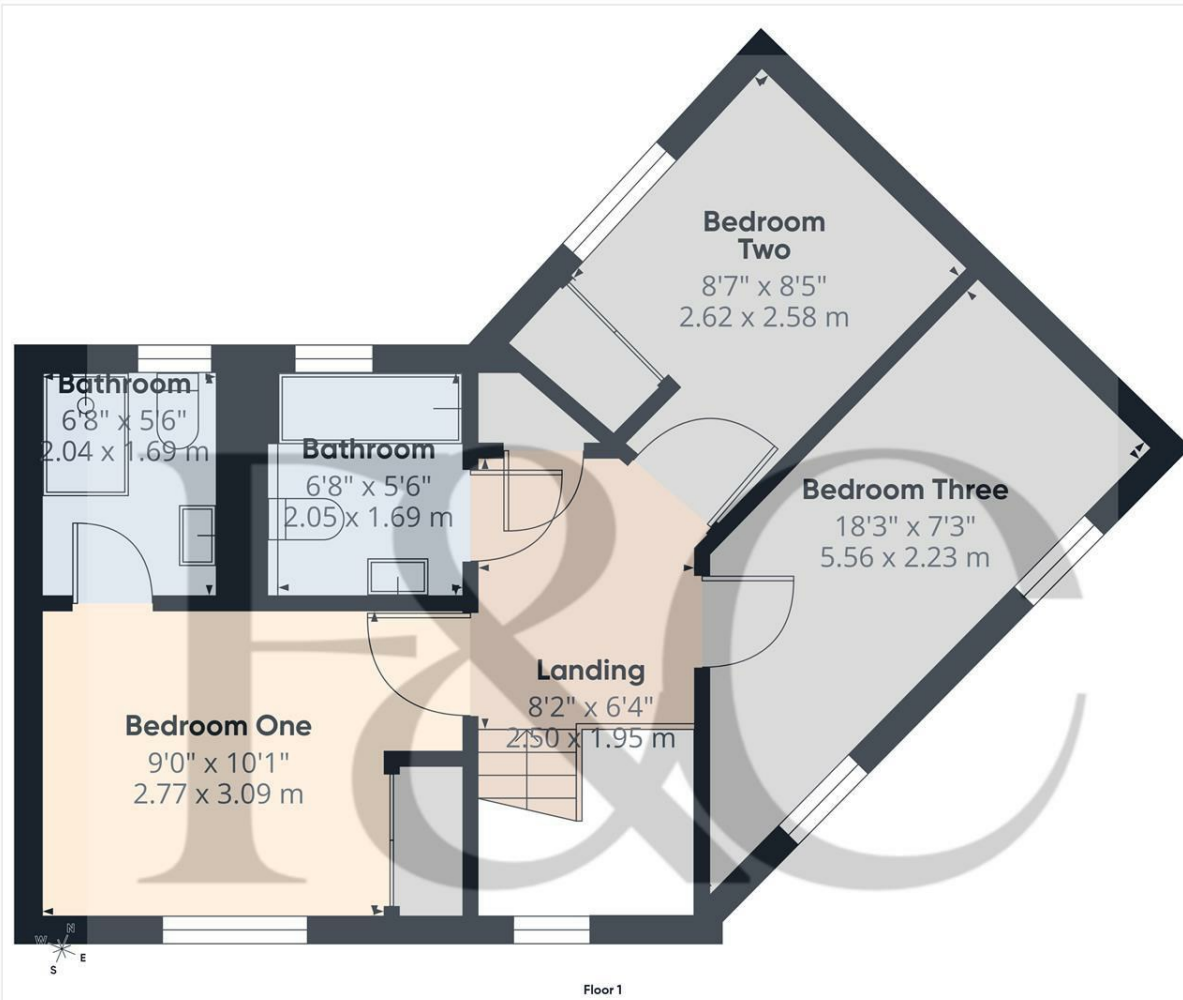


Approximate total area<sup>(1)</sup>  
500 ft<sup>2</sup>  
46.5 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
442 ft<sup>2</sup>  
40.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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>95</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	