



31 Whistlestop Close, Mickleover, Derby, DE3 9DA Offers Around £550,000

- Superb Extended Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Utility Room & Cloakroom WC
- Generous Private and Enclosed Garden
- High Specification
- Two En-Suites Plus Family Bathroom
- Beautiful Contemporary Kitchen with Neff Integrated Appliances
- Double Integral Garage
- Cul-de-Sac Location

STUNNING EXTENDED FAMILY HOME - A beautifully presented five double bedroom, two en suites detached property with double garage and beautiful private landscaped garden located in the delightful cul-de-sac location off Station Road close to open countryside and Mickleover amenities - **VIEWING ESSENTIAL**

Mickleover is an extremely popular residential suburb of Derby approximately 4 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

The Accommodation

Ground Floor

Entrance Hall

Entrance through composite panelled doorway into the hallway, oak effect Karndean flooring, Nest digital smart thermostat control, two central heating radiators, smoke alarm, understairs storage cupboards, upvc double glazed window to the side and front elevations and oak veneer doors giving access to the cloakroom, wc, study, lounge and sliding doors giving access to the family room and dining area.



Contemporary WC

Fitted with white two piece suite comprising concealed cistern low flush wc, ceramic wash hand basin with mono bloc mixer tap standing on a dark wood grain finish vanity unit, ceramic tiling to walls, oak effect Karndean flooring, extractor fan and recessed led downlighters.

Study

8'10 x 6'4 (2.69m x 1.93m)

Fitted with a range of fitted units comprising white high gloss fronted cupboards and drawer units, central heating radiator, oak effect Karndean flooring and upvc double glazed window to the front elevation.

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Stylish Lounge

23'4 into bay x 11'1 (7.11m into bay x 3.38m)

Fitted with a feature fireplace with Limestone effect surround, granite hearth and backplate with remote control coal effect living flame gas fire, two central heating radiators, coving to ceiling, TV point, UPVC double glazed bay window to the front elevation and upvc double glazed sliding patio door giving access to the rear garden.



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Family Room and Dining Area

20'0 x 12'8 maximum reducing to 8'6 (6.10m x 3.86m maximum reducing to 2.59m)

Fitted with beautiful Amtico tiled floor with underfloor heating, bay window to the rear with upvc double glazed french doors to the rear garden with matching side windows, two upvc obscure double glazed window to the side elevation, coving to ceiling, recessed LED downlighters, open plan access to the kitchen area and secret doorway giving access to the separate utility room.



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Superb Contemporary Kitchen

18'1 x 9'1 (5.51m x 2.77m)

Professionally installed Intoto kitchen comprising a range of quality white high gloss fronted units with wall and base cupboards, deep double drawers with feature LED lighting, base cupboard and shelving unit with roll down shutter, quality quartz worksurfaces with glazed splashback, undermounted 1.5 bowl Franke sink with chrome mono bloc mixer tap and waste disposal, range of integrated appliances including Neff electric oven and Neff combi oven microwave/grill, Neff induction hob, Neff Dishwasher, Neff tall fridge, AEG tall freezer, Amtico tiled floor with underfloor heating, recessed LED downlighters, upvc double glazed french doors to the side elevation with matching side panel windows and upvc double glazed window to the rear elevation.



Utility Room

6'5 x 6'7 (1.96m x 2.01m)

Fitted with a range of Beech fronted units comprising wall and base units with roll edged laminated work surfaces over, stainless steel sink drainer unit, low level appliance space for the automatic washing machine, space for dryer, wall mounted Worcester Bosch condensing boiler, Amtico tiled floor, central heating radiator, recessed LED downlighters, extractor fan and upvc obscure double glazed window to the side elevation.

First Floor Landing

Stairs from the hallway leading to the first floor landing. Fitted with central heating radiator with decorative cover over, loft access, recessed LED downlighters, smoke alarm, airing cupboard housing pressurised hot water cylinder and doors giving access to all five bedrooms and bathroom.



Superb Master Bedroom Suite

18'0 x 13'4 maximum reducing to 10'6 (5.49m x 4.06m maximum reducing to 3.20m)

Fitted with TV point, two central heating radiators, two upvc double glazed window to the rear elevation and doors giving access to the en-suite bathroom and walk in wardrobe.



En-Suite Bathroom

10'5 x 5'3 maximum (3.18m x 1.60m maximum)

Fitted with a contemporary Villeroy & Boch white three piece suite comprising concealed cistern low flush wc with Grohe chrome push button flush, wall mounted ceramic wash hand basin with mixer tap, tiled in bath with glazed shower screen recessed Grohe chrome shower unit with rain shower head, obscure upvc double glazed window to the front elevation, Travertine tiling to the floor and walls, extractor fan and electric chrome ladder style heated towel rail.

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Walk in Wardrobe

6'4 x 5'4 (1.93m x 1.63m)

Fitted with built hanging rails, cupboards, shelving and drawer units.

Passaged Landing with Built in Wardrobes

13'0 x 5'0 into the wardrobe depth (3.96m x 1.52m into the wardrobe depth)

Doorway of the landing giving access to a passaged landing area with doors leading to bedroom two and the family bathroom. There is generous wardrobe and storage space offered by mirrored slide door wardrobes.

Bedroom Two

18'1 x 9'2 (5.51m x 2.79m)

Fitted with two central heating radiators and upvc double glazed windows to the side and rear elevations.



Bedroom Three

11'2 x 9'3 (3.40m x 2.82m)

Fitted with central heating radiator, upvc double glazed window to the rear elevation and door to an en-suite shower room.



En-Suite Shower Room

8'9 x 2'5 (2.67m x 0.74m)

Fitted with a Villeroy & Boch white three piece suite comprising a low flush wc, wall mounted wash hand basin and shower cubicle with folding door Grohe chrome recessed shower unit with shower attachment, Villeroy & Boch tiled splashback areas and ceramic tiled floor, modern chrome heated ladder style towel rail.

Bedroom Four

12'1 x 10'2 maximum (3.68m x 3.10m maximum)

Fitted with central heating radiator and upvc double glazed window to the rear elevation.



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Bedroom Five

11'4 x 8'8 (3.45m x 2.64m)

Fitted with TV point, central heating radiator and upvc double glazed window to the front elevation.

Family Bathroom

13'6 x 6'1 (4.11m x 1.85m)

Fitted with a white three piece suite comprising a low flush wc, ceramic wash hand basin with mono bloc mixer tap, two wall mounted dark wood grain finish vanity unit with double drawers, p-shaped bath with curved glass shower screen with chrome recessed Grohe shower control with shower attachment, Porcelanosa tiling to the floor and walls, modern stainless steel ladder style towel rail, recessed LED downlighters and two upvc obscure double glazed windows to the front elevation.



Outside

Driveway & Frontage

Double with block paved driveway with a lawned foregarden with block paved pathway and timber gated access to both sides. There are two lawned sections of garden to front and planting borders with decorative boundary wall.

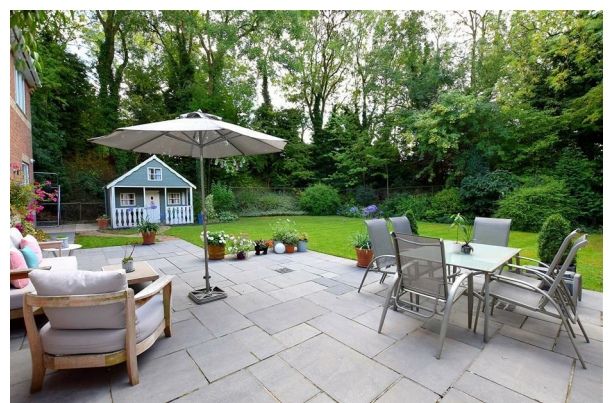
Double Integral Garage

18'0 x 16'3 (5.49m x 4.95m)

Fitted with two Hormann electric roll up doors, power and light in the garage, upvc obscure double glazed window to the rear elevation and composite double glazed door to the rear giving access to the garden.

Generous Private Enclosed Rear Garden

A true feature of this property is the generous and most private and enclosed rear garden. This garden is the largest plot on this development and offers an exceptional level of privacy being screened by an array of mature trees and shrubs. The garden has an extensive area laid to lawn and spacious black limestone patio area, timber framed kids summerhouse, plastic storage shed and outside lighting.

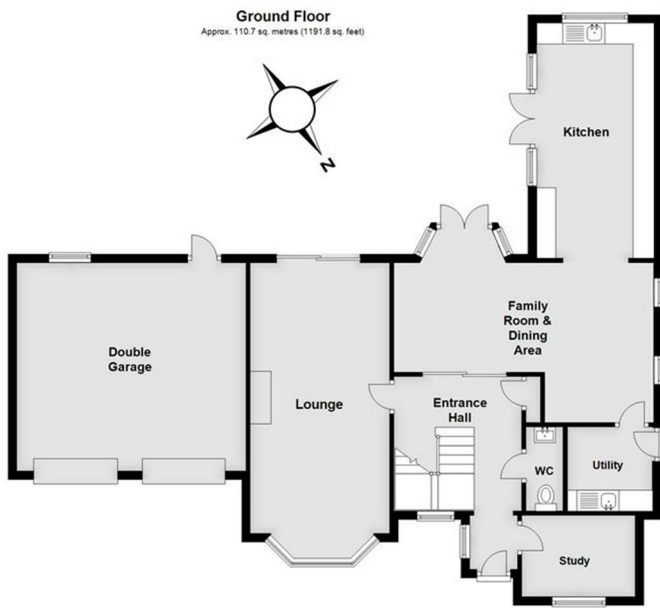


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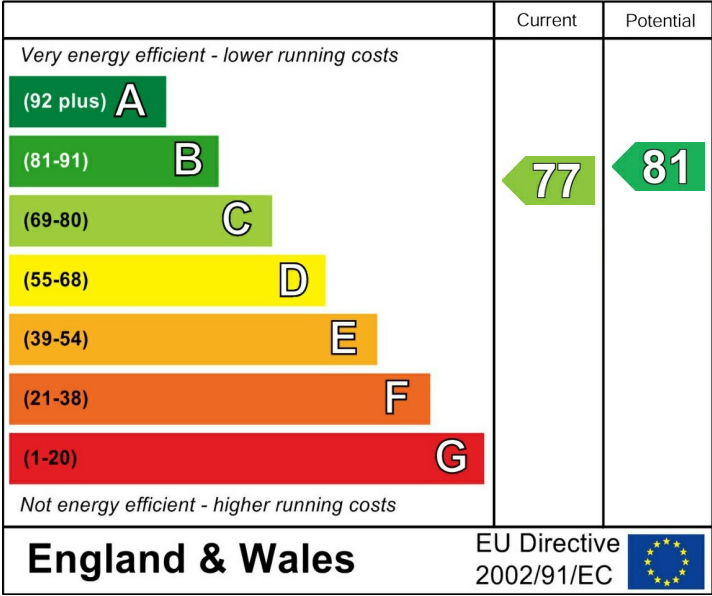
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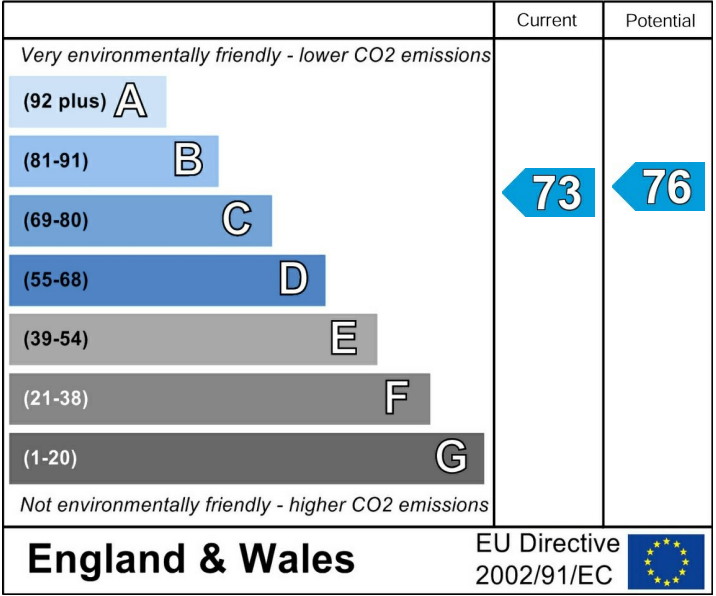
Total area: approx. 217.5 sq. metres (2341.3 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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