

Parkstone Court, Mickleover, Derby
Price £174,950



15 Parkstone Court, Mickleover, Derby, Derbyshire, DE3 0RJ

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Arguably the best example of it's type to be brought to the market this year. This delightful well appointed and tastefully decorated semi detached family home occupies a cul de sac position in this sought after locality on an established plot and requires a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; reception hall, sizeable sitting room, well equipped dining kitchen. On the first floor a landing leads to two double bedrooms and bathroom with white three piece suite. Outside are established gardens, ample car parking and detached brick garage.

Reception Hall

Having regency style UPVC opaque double glazed entrance door with matching side light, UPVC double glazed picture window to front aspect, BT connection point and radiator.

Sitting Room 17'4 x 12'9 (5.28m x 3.89m)



Having understairs storage cupboard, television connection point, radiator, fitted shelving and storage and staircase to first floor.



Fitted Dining Kitchen 12'9 x 9' (3.89m x 2.74m)



Having a full range of white fitted wall, base and drawer units with contemporary brushed chrome handles and granite effect laminated rolled edge working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs, space and plumbing for automatic washing

machine, space for fridge freezer, Gloworm wall mounted gas boiler providing domestic hot water and gas central heating, Hot point extractor hood, radiator, UPVC double glazed window and UPVC double glazed door to rear garden.

First Floor Landing

With access to roof space (the loft being boarded and supplied with light).

Master Bedroom 13'6 x 12'1 maximum (4.11m x 3.68m maximum)



Having a range of quality fitted bedroom furniture to include to double wardrobes, dressing table unit and overhead linen cupboard space, radiator, television connection point, BT connection

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point and UPVC double glazed window to front aspect.



Bathroom

Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Mira electric shower over, glass shower screen, complimentary polished ceramic tiled walls, chrome heated towel rail, bulk head airing cupboard (housing the pre insulated cylinder), ceiling halogen down lighters (with integrated extractor fan) and UPVC opaque double glazed window to side aspect.

The property occupies a cul-de-sac position at this sought after residential address and occupying an established sizeable plot. To the front is a dwarf brick boundary wall with lawned fore garden. An adjacent driveway with twin wooden access gates giving car standing space for several cars leads to the larger than average detached brick garage, measuring internally 19'4 x 9'2, having up and over door, side personal door, UPVC double glazed window and supplied with power and light. The rear garden is enclosed by close panel fencing, laid to a shaped lawn with Cotswold style patio area, shrubs, cold water tap, garden and security lighting.

Second Bedroom 13'4 x 9'4 (4.06m x 2.84m)



Again having a range of quality fitted bedroom furniture to include; two double and one single wardrobes (with ample hanging rail and shelving space), overhead linen cupboard space, radiator and UPVC double glazed window to rear aspect.

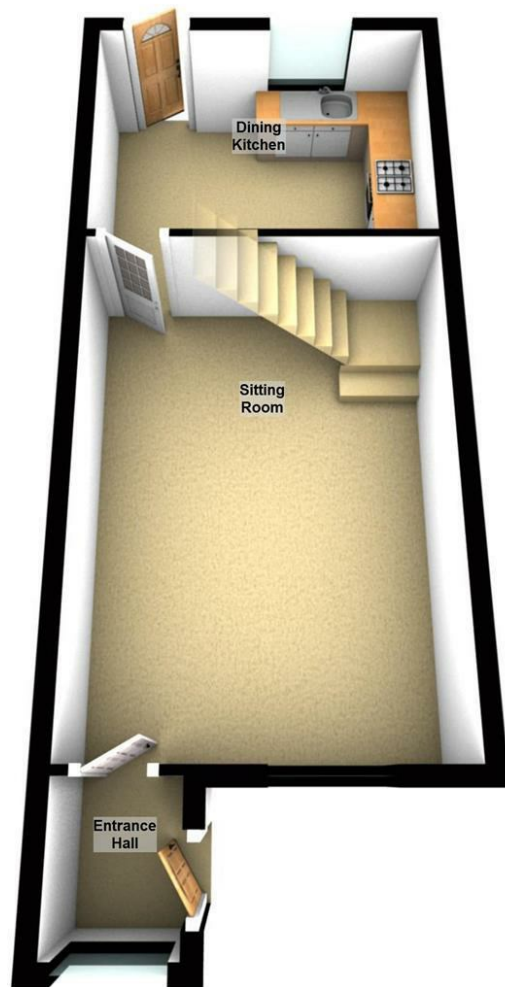
Outside

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-91) A		
(81-91) B			(67-81) B		
(69-80) C			(55-66) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Ground Floor



First Floor

