

Linnet Hill, Mickleover, Derby
Price £375,000



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A truly superb modern Mclean built detached family home have been the subject of a comprehensive high specification upgrade and extension programme, situated in this highly aspirational enclave and sited on a mature landscaped south facing plot. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated property briefly comprises; reception hall, guest's cloakroom / wc, bay fronted sitting room, stunning dining kitchen and family area, utility room. On the first floor a landing leads to four bedrooms (master and second bedroom having shower room en-suite) and family bathroom. Outside, the property occupies a cul de sac position with two car parking, integral store and established gardens.

Canopied Storm Porch

To:-

Reception Hall



Having regency style entrance door with opaque double glazed fan light, opaque double glazed picture window to side aspect, natural oak laminated wood effect floor, radiator, pull out understairs storage, coving to ceiling, door to garage and turned spindle staircase to first floor.



Guest Cloak Room/WC



Having modern contemporary white two piece suite comprising; low centre flush wc and wash hand basin nestling on a white high gloss vanity unit, complimentary ceramic tiled splash backs, chrome heated towel rail, coving to ceiling and UPVC opaque double glazed window to side aspect.

Sitting Room 17'8 x 11'9 (5.38m x 3.58m)



The focal point of the room being the feature wooden fire surround with marble hearth and matching back plate, recessed pebbled effect living flame fire, television and media connection points, natural oak laminated wood effect floor, radiator, coving to ceiling and UPVC double glazed cant bay window to front aspect.



Dining Kitchen/Family Room 27' x 19'11 (8.23m x 6.07m)



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Kitchen Area



Having a full range of natural oak soft close fitted wall, base and drawer units with contemporary brushed chrome handles, black granite effect laminated rolled edge working surfaces, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, integrated microwave, larder fridge, freezer and dish washer, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, the focal point of the kitchen being the free standing five burner stainless steel gas range with twin ovens and grill, matching splash back, canopy extractor hood with down lighter, ceiling LED down lighters and UPVC double glazed window to rear aspect.

Dining/Family Area



Having natural oak laminated wood effect floor, feature wall mounted inset contemporary log effect living flame fire, ornamental shelving, three contemporary style powder coated radiators, ceiling LED down lighters with feature contemporary 'sky pod' sky light and triple glazed grand slider doors giving views and access over the private mature landscaped rear garden.



Utility Room 8'8 x 6'5 (2.64m x 1.96m)



Having natural oak shaker style fitted wall and base cupboards with contemporary brushed chrome handles, black granite effect laminated rolled edge working surface, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, space and plumbing for automatic washing machine, space for fridge freezer, radiator, wall mounted gas boiler providing domestic hot water and gas central heating and composite and double glazed doors to store room and side aspect.

First Floor Landing

With access to roof space, coving to ceiling and airing cupboard (housing the pre insulated cylinder together back up electric heater).

Master Bedroom 14'3 x 13' (4.34m x 3.96m)



Having a range of quality modern built in

wardrobes with ample hanging rail and shelving space, coving to ceiling, radiator and UPVC double glazed cant bay window to front aspect. A door leads to the:-



Shower Room/En Suite



Having refitted modern contemporary white three piece suite comprising; concealed flush wc, sizeable enamel wash hand basin nestling on a white high gloss vanity unit and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, chrome and glass sliding shower door and screen, recessed shelving, complimentary ceramic part tiled walls, ceiling LED down lighters with integrated extractor fan, shaver socket, radiator and UPVC opaque double glazed window to side aspect.

Bedroom Two 12'9 x 10'6 (3.89m x 3.20m)



Having radiator, coving to ceiling and UPVC double glazed window to rear aspect. A door leads to the:-

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Shower Room/En Suite



Having modern three piece suite comprising; low flush wc, pedestal wash hand basin and recessed tiled shower cubicle with mains fed shower, white enamel bi-fold shower door, complimentary ceramic part tiled walls, shaver socket, chrome heated towel rail, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.

Bedroom Three 10'1 x 9'2 plus deep door recess (3.07m x 2.79m plus deep door recess)



Having radiator, coving to ceiling and UPVC double glazed window to front aspect.



Bedroom Four 8'9 x 7'7 (2.67m x 2.31m)

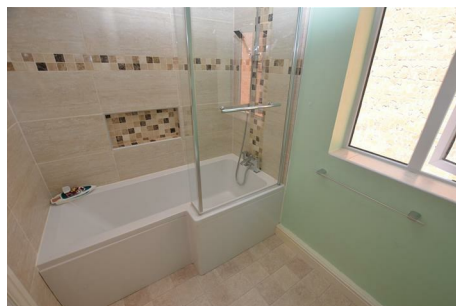


Having radiator, coving to ceiling and UPVC double glazed window to rear aspect.

Family Bathroom



Having refitted modern contemporary white three piece suite comprising; concealed flush wc, wash hand basin nestling on a white high gloss vanity unit and 'P' shaped panelled shower bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled splash backs, recessed ornamental niche, shaver socket, fitted mirror, ceiling LED down lighters with integrated extractor fan, coving to ceiling, radiator and UPVC opaque double glazed window to side aspect.



Outside



The property occupies a delightful south facing mature landscaped plot, in this highly aspirational locality. To the front is an open plan lawned fore garden with mature shrubs, with an adjacent tarmac driveway giving car standing space for two cars. This in turn leads to the integral brick garage, which has been skilfully converted to provide a large storage area, measuring 10'9 x 8'11, having up and over door and supplied with power and light.

To the side of the property a wooden access gate and pathway leads to the mature private landscaped rear garden, enclosed by close panel fencing, laid to a shaped lawn with Cotswold style full width patio area, feature circular steps leading to the lawn, deep filled mature shrubbed borders, cold water tap, garden and security lighting. On the opposite side to the gate are two useful timber back to back stores, accessible from the front and rear.

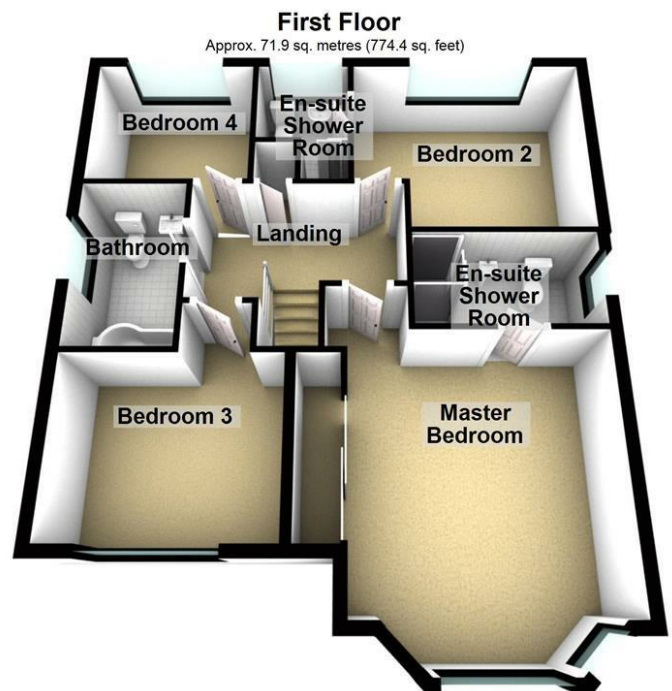
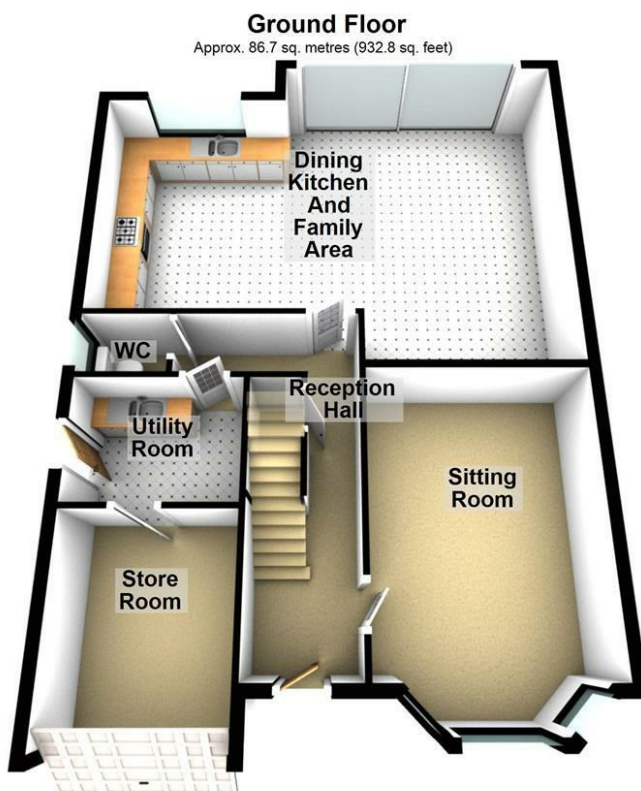
Please Note

For added security purposes a burglar alarm system has been installed.

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 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(11-30) G			(11-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 158.6 sq. metres (1707.3 sq. feet)

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