



4 North Avenue, Mickleover, Derby, Derbyshire, DE3 9HY

Guide Price £299,950

- Spacious Extended Semi-Detached Home
- Corner Plot Position
- Kitchen, Separate Utility Room & WC
- Contemporary Bathroom & En-Suite Shower Room
- Close to Local Shops and Amenities
- Delightful Tree-Lined Avenue
- Entrance Hall, Lounge, Family Room & Dining Room
- Four Bedrooms
- Gas Central Heating & Double Glazing
- Close to the Royal Derby Hospital

SPACIOUS EXTENDED FAMILY HOME - A most spacious four bedroom semi-detached home, occupying this highly sought after position set within this beautiful tree-lined avenue off Western Road. This substantially extended family home offers around 1500 square feet of living accommodation with generous room proportions.

The accommodation has the benefit of gas central heating, upvc double glazing and in brief comprises: entrance hallway, lounge with bay window, dining room with bay and french doors leading to the rear garden, well appointed bespoke handmade kitchen with range cooker, separate utility room and wc. The first floor landing gives access to four bedrooms and contemporary four piece bathroom suite. The master bedroom also has a spacious en-suite shower room.

Outside the property stands on this prominent corner plot and has a block paved effect driveway to the front with pathway to the side and gated access to a well maintained landscaped garden to the rear. The delightful enclosed rear garden has a block paved effect patio area, shaped lawns, raised level planting beds and a generous timber framed shed.

LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately three miles away from Derby City centre. It offers a good range of local amenities including a major supermarket, golf course, general stores, Post Office and Doctors surgery.

There is good schooling at all levels and falls in the catchment area for Murray Park School and Ravensdale School. Private education is also close at hand with Derby High School and Derby Grammar School for boys.

Mickleover is well positioned for easy access to the A38 and A50 leading through to the M1 motorway and East Midlands International Airport is around a 20 minutes drive away. The property is also well placed for Derby University, Derby Royal Hospital. Toyota and Rolls-Royce.

ACCOMMODATION

GROUND FLOOR

Extended Entrance Hall

16'5" x 6'6" (5.00m x 1.98m)

UPVC double glazed entrance door, engineered oak flooring, modern white radiator, alarm keypad, UPVC double glazed window to the front elevation, built-in storage cupboards with oak doors and engineered oak doors giving access to the lounge, family room and kitchen.



Lounge

13'5" into bay reducing to 11'7" x 12'1" into rece (4.09m into bay reducing to 3.53m x 3.68m into rece)

Feature limestone fireplace with pebble-effect gas fire, ornate coving to ceiling, TV point, two wall light points and UPVC double leaded bay window to the front elevation.



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Family Room

16'1" x 11'5" (4.90m x 3.48m)

Central heating radiator, UPVC obscured double glazed windows to the side elevation, UPVC double glazed leaded window to the front elevation and recessed LED down-lighters.



Kitchen

15'10" x 10'10" into door recess reducing to 7'8" (4.83m x 3.30m into door recess reducing to 2.34m)

Fitted with a range of bespoke wall, base and drawer units, Belfast ceramic sink drainer unit, recess with a stand-alone dual fuel Range cooker with five ring hob and hot plate, slate tiled floor, recessed shelf for microwave, space for tall fridge freezer, UPVC double glazed window to the rear elevation, UPVC double glazed door giving access to the rear garden, central heating radiator, open archway access into the dining room and pine panelled door to the utility room.



Utility Room

7'2" x 4'3" (2.18m x 1.30m)

Wall mounted cupboards, base units with laminated work surfaces, sink drainer unit with mixer tap, low level appliance space and plumbing for washing machine and dishwasher, ceramic tiled splash backs, slate tiled flooring, central heating radiator, UPVC double glazed window to the rear elevation and extractor fan.

Downstairs W.C

Low level w.c., wall mounted wash hand basin, ceramic tiled walls and floor, central heating radiator and UPVC double glazed window to the side elevation.

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Dining Room

14'7" into bay x 10'11" (4.45m into bay x 3.33m)

Feature Inglenook-style fireplace with bare brick breast, ceramic tiled hearth and multi-fuel log burner, beams to ceiling, UPVC double glazed box-style bay window to the rear elevation, oak-effect laminate flooring, central heating radiator and UPVC double glazed French doors.



FIRST FLOOR

Landing

Doors to all four bedrooms and bathroom. Loft access with pull down aluminium ladder leading to a boarded loft space.

Master Bedroom

17'6" into eaves x 11'0" maximum reducing to 8'3" (5.33m into eaves x 3.35m maximum reducing to 2.51m)

Central heating radiator, feature exposed beam, UPVC double glazed leaded window to the front elevation and folding engineered oak doors to the en-suite.



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En-Suite Shower Room

11'9" x 7'10" into recess reducing to 5'1" (3.58m x 2.39m into recess reducing to 1.55m)

Concealed cistern w.c., vanity unit with ceramic sink, storage unit, shower cubicle, recessed LED down-lighters, extractor fan, chrome heated towel rail, central heating radiator, UPVC obscure double glazed window to the rear elevation and oak effect laminate flooring.



Bedroom Two

14'5" into bay x 11'6" into the recess (4.39m into bay x 3.51m into the recess)

Stripped wooden floor boards, central heating radiator, coving to ceiling, two built-in double wardrobes and UPVC double glazed bay window to the front elevation.



Bedroom Three

11'0" into recess x 11'0" (3.35m into recess x 3.35m)

Built-in triple wardrobe, recessed shelving, central heating radiator, coving to ceiling and UPVC double glazed window to the rear elevation.



Bedroom Four

7'9" x 7'6" (2.36m x 2.29m)

Built-in double wardrobe, central heating radiator, coving to ceiling and UPVC double glazed leaded window to the front elevation.

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Contemporary Bathroom

7'8" x 7'6" (2.34m x 2.29m)

Curved glass corner shower cubicle, panelled bath with central chrome tap, vanity unit with ceramic wash hand basin, low level w.c., chrome heated towel rail, natural limestone tiled flooring, ceramic tiled walls, recessed halogen down-lighters, extractor fan and UPVC obscured double glazed window to the rear elevation.



OUTSIDE



Frontage & Driveway

Outside the property has a block paved effect driveway to the front with pathway to the side and gated access to a well maintained landscaped garden to the rear.

Enclosed Rear Garden

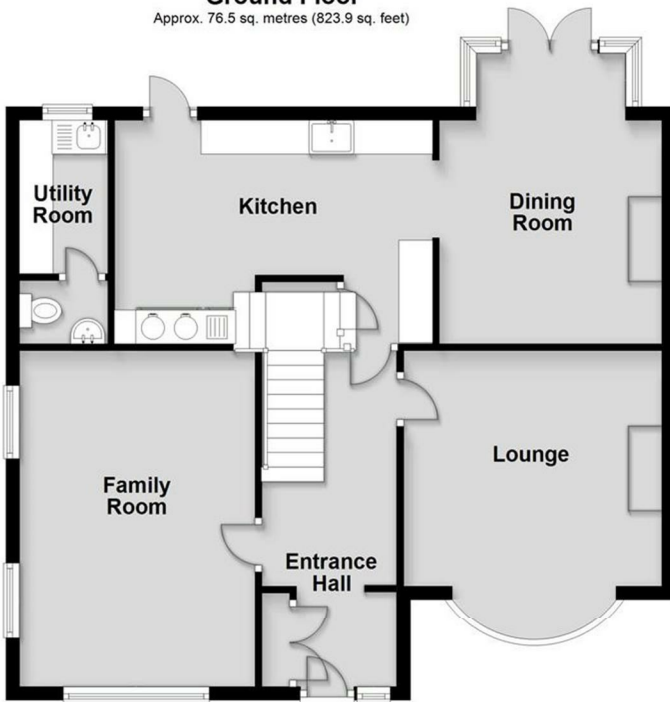
The delightful enclosed rear garden has a block paved effect patio area, shaped lawns, raised level planting beds and a generous timber framed shed.



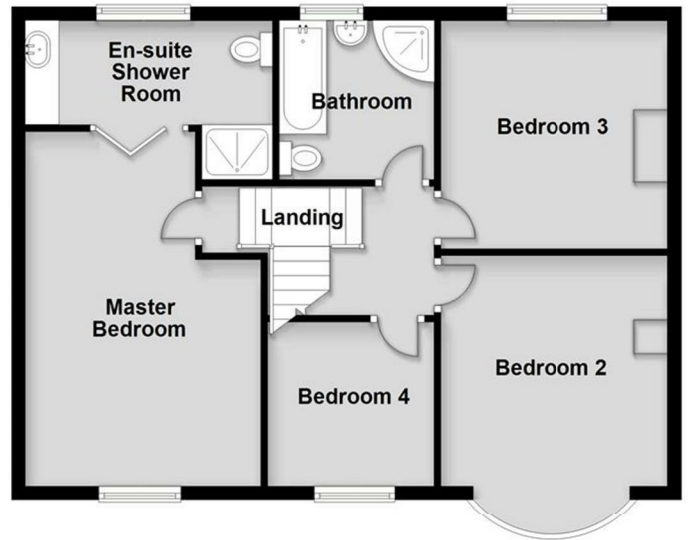
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Ground Floor
Approx. 76.5 sq. metres (823.9 sq. feet)




First Floor
Approx. 65.8 sq. metres (708.6 sq. feet)




Total area: approx. 142.4 sq. metres (1532.5 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(39-54) E		
(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	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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