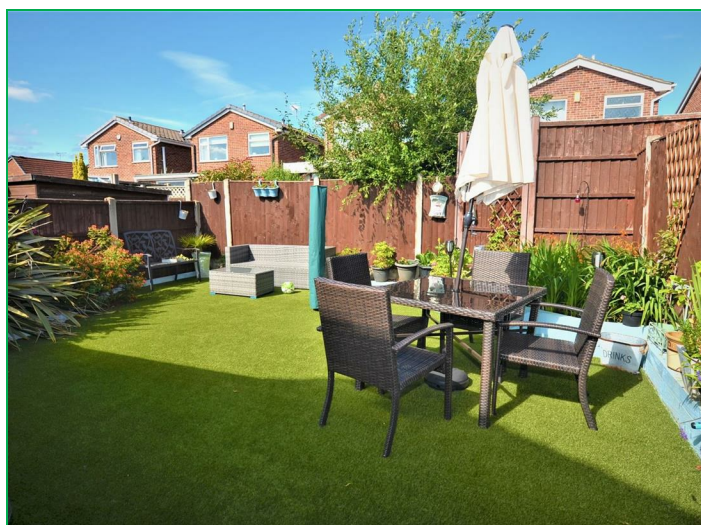


Tiverton Close, Mickleover, Derby
Price £230,000



5 Tiverton Close, Mickleover, Derby, DE3 0SE

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A quite superb modern detached family home, having been the subject of a comprehensive improvement and extension programme. This impressive tastefully appointed home occupies a cul de sac position in one of Derby's highly aspirational suburbs and requires a full inspection to appreciate the location, and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; reception hall, sitting room, stunning well equipped dining kitchen, guest's cloakroom / wc, superior sun room overlooking the landscaped garden. On the first floor a landing leads to three bedrooms and bathroom with modern white suite. Outside is car parking, carport and well tended gardens.

Canopied Storm Porch

To:-

Reception Hall

Having feature composite entrance door with diamond shaped opaque bevelled and leaded light double glazed panel, radiator, ceiling halogen down lighters and staircase to first floor.

Sitting Room 16'2 x 11'8 (4.93m x 3.56m)



Having television and media connection points, two wall light points, coving to ceiling, radiator and UPVC double glazed bow window to front aspect.



Dining Kitchen 14'7 x 10'5 (4.45m x 3.18m)



Having been comprehensively refitted to provide a full range of high gloss soft close fitted wall, base and drawer units with contemporary brushed chrome handles, natural oak butchers block effect working surfaces with matching breakfast bar, inset granite composite sink top with vegetable preparation bowl, side

drainer and hot and cold monobloc tap, inset black glass four ring induction hob with matching electric fan assisted double oven and grill, space and plumbing for both automatic washing machine and dish washer, space for American style fridge freezer, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, television connection point, ceiling halogen down lighters, feature contemporary style radiator, UPVC double glazed windows, UPVC double glazed sliding patio door to sun room and UPVC opaque double glazed door to side aspect.

Guest Cloak Room/WC



Having modern contemporary white two piece suite comprising; low centre flush wc and wash hand basin

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nesting on a white high gloss vanity unit with complimentary ceramic tiled splash back and contrasting ceramic tiled floor.

Sun Room 14'3 x 11'7 (4.34m x 3.53m)



Having television connection point, radiator, velux double glazed sky lights, ceiling LED down lighters, UPVC double glazed windows with matching french doors giving views and access over the low maintenance landscaped rear garden.



First Floor Landing

With access to roof space (being partially boarded and supplied with light), airing cupboard and UPVC opaque double glazed window to side aspect.

Master Bedroom 13'6 x 8'6 (4.11m x 2.59m)



Having a range of quality full width recessed wardrobes with ample hanging rail and shelving space, two wall light points, television connection point, radiator, coving to ceiling and UPVC double glazed window to front aspect.



Bedroom Two 11'4 x 8'4 (3.45m x 2.54m)



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

Bedroom Three 9'5 x 5'11 maximum (2.87m x 1.80m maximum)



Currently used as a study and having bulk head wardrobe (housing the Worcester wall mounted combination gas boiler providing instant domestic hot water and gas central heating), radiator and UPVC double glazed window to front aspect.

Family Bathroom



Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep double ended panelled bath with Triton electric shower over, glass shower screen, complimentary polished ceramic tiled walls, chrome heated towel rail, ceiling halogen down lighters (with integrated extractor fan) and UPVC opaque double glazed window to rear aspect.

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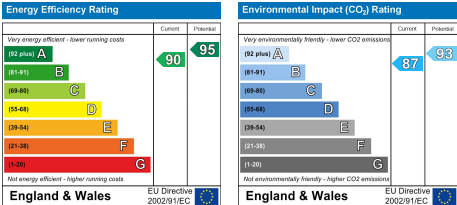
Outside



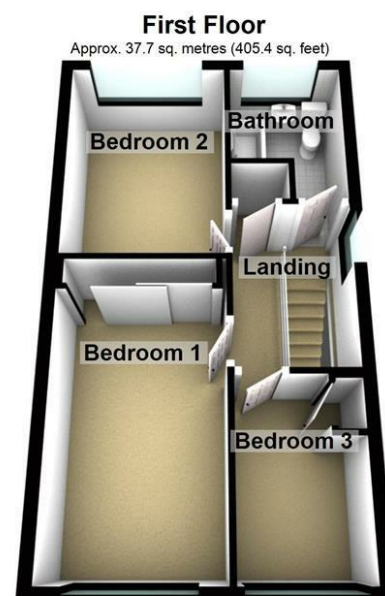
The property occupies a cul-de-sac position at this highly popular residential address. To the front is a privet hedge with deep filled mature shrubbed borders. A tarmac fore court and driveway gives car standing space for three cars with twin wooden access gates leading to the attached car port, offering further car parking space. The rear garden is landscaped to a low maintenance design, enclosed by close panel fencing, laid to artificial lawn with raised railway sleeper borders, cold water tap and outside garden lighting.

Please Note.

The property enjoys cheaper electricity via fixed solar panels.



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Total area: approx. 91.6 sq. metres (985.8 sq. feet)

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