



16 Poppyfields Drive, Mickleover, Derby, DE3 9GB £335,000

- Modern Detached Family Home
- Entrance Hallway & Cloakroom WC
- Superb Open Plan Dining Kitchen & Separate Utility Room
- Contemporary Bathroom & En-Suite Shower Room
- Close to The Royal Derby Hospital
- Built by Wheeldon Homes in 2010
- Lounge & Separate Dining Room
- Four Bedrooms
- Sought after Cul-de-Sac Location of only 22 Homes
- Close to Local Shops & Amenities

An attractive and well presented modern four bedroom detached family home, located off Western Road in a very sought after cul-de-sac close to Mickleover Village. This property was constructed by Wheeldon Homes in 2010 and is set within a sought after development of only 22 homes.

The property has the benefit of gas central heating, upvc double glazing and in brief comprises: entrance hall, cloaks wc, lounge, dining room, spacious open plan dining kitchen and separate utility room. The first floor landing leads to four well proportioned bedrooms and contemporary bathroom. The master bedroom also has a contemporary en-suite shower room.

Outside to the front of the property there is a double width Tarmacadam driveway leading to a single integral garage. There is a lawned fore garden with pathway access to the side leading to a private and enclosed garden which is mainly laid to lawn and enclosed by a timber fence panelled boundary.

LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately 3 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 Hallway

14'2" x 6'0" (4.32m x 1.83m)

Composite double glazed entrance door with frosted glass centre panel, wood unit obscured double glazed window to the front elevation, wood effect laminate flooring, staircase leading to the first floor, central heating radiator, wall mounted heating control, built-in coat hooks, understairs storage cupboard and panelled doors giving access to the lounge, dining kitchen and cloakroom w.c.

Cloakroom WC

Low level w.c., pedestal wash hand basin with chrome mixer tap and tiled splash-backs, wood effect laminate flooring, central heating radiator, recessed halogen down-lighters and extractor fan.

Lounge

18'5" into bay to 16'0" x 11'2" (5.61m into bay to 4.88m x 3.40m)

Two central heating radiators, TV and telephone points, UPVC double glazed bay window to the front elevation, double opening doors giving access to the dining room and feature gas fireplace with limestone-effect surround and marble hearth.

Dining Room

10'1" x 9'4" (3.07m x 2.84m)

Central heating radiator, panelled door giving access to the dining kitchen and UPVC double glazed French doors opening out onto the rear garden.

Open Plan Dining Kitchen

16'5" x 10'1" maximum (5.00m x 3.07m maximum)

Fitted with a range of high gloss wall, base and drawer units with brushed stainless steel handles, roll edge laminated work surfaces with splash-backs, Franke sink drainer unit with chrome mixer tap, integrated electric double oven/grill, microwave and four ring hob with splash back and extractor canopy, integrated dishwasher, built-in tall storage cupboard, wood effect laminate flooring, central heating radiator, recessed down-lighters, UPVC double glazed window to the rear elevation and matching French doors opening out onto the rear garden.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Utility Room

5'9" x 5'7" (1.75m x 1.70m)

Fitted with base unit with work surface over and splash-back, sink drainer unit with mixer tap, low level space and plumbing for a washing machine, wall mounted Glow Worm central heating boiler, wood-effect laminate flooring, extractor fan, recessed down-lighters and composite double glazed door giving access to the side.

FIRST FLOOR

Landing

Central heating radiator, smoke alarm, loft access, airing cupboard housing the hot water cylinder and doors giving access to all four bedrooms and bathroom.

Master Bedroom

14'4" x 11'3" (4.37m x 3.43m)

Fitted wardrobes, central heating radiator, UPVC double glazed window to the front elevation and door giving access to the en-suite.

En-Suite Shower Room

6'2" x 5'5" (1.88m x 1.65m)

Low level w.c., ceramic wash hand basin with vanity unit below, tiled splash-backs, shower cubicle, ceramic tiled flooring, recessed halogen down-lighters, shaver point, extractor fan, chrome heated towel rail and UPVC obscured double glazed window to the front elevation.

Bedroom Two

11'3" x 12'1" (3.43m x 3.68m)

Central heating radiator and UPVC double glazed window to the rear elevation.

Bedroom Three

14'4" into wardrobes x 8'3" (4.37m into wardrobes x 2.51m)

Built-in triple wardrobes, TV point, central heating radiator and UPVC double glazed window to the front elevation.

Bedroom Four (L-Shaped)

10'2" x 8'5" (3.10m x 2.57m)

Central heating radiator and UPVC double glazed window to the rear elevation.

Contemporary Bathroom

8'4" x 6'1" (2.54m x 1.85m)

Concealed cistern w.c., ceramic wash hand with vanity unit below, panelled bath with shower over and glazed shower screen, ceramic tiled flooring, Travertine ceramic wall tiling, shaver point, chrome heated towel rail, recessed halogen down-lighters and UPVC obscured glazed window to the rear elevation.

OUTSIDE

Frontage & Driveway

To the front of the property, there is a double width Tarmacadam driveway which provides parking for two vehicles, together with a lawned foregarden with planted beds and outside lighting. Timber gated access to the right hand of the property leads through the rear garden.

Single Integral Garage

16'0" x 9'0" (4.88m x 2.74m)

Up and over door, power and light.

Enclosed Rear Garden

The rear garden has a paved pathway with gravelled channels, area laid to lawn, outside cold water tap and a fence panelled boundary.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

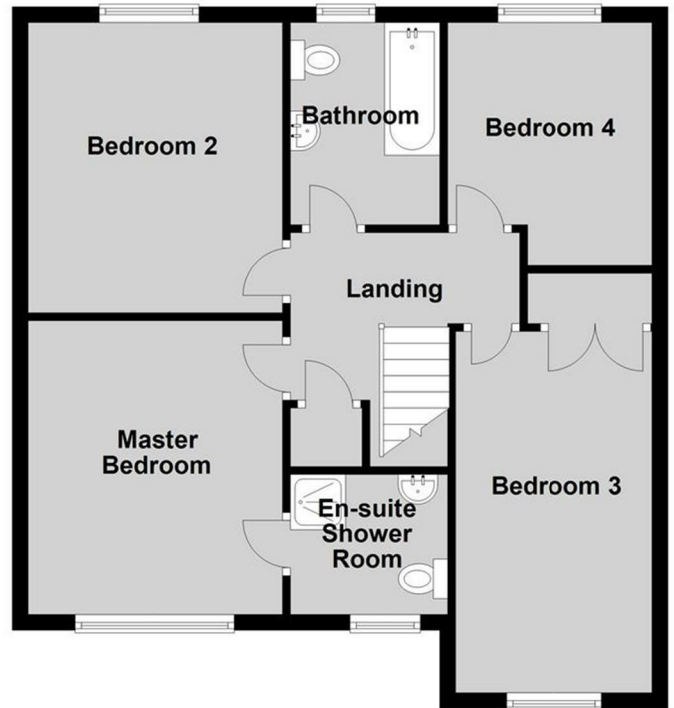
Ground Floor

Approx. 62.5 sq. metres (672.6 sq. feet)




First Floor

Approx. 61.7 sq. metres (664.1 sq. feet)




Total area: approx. 124.2 sq. metres (1336.7 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 77 | |
| (55-68) D | | |
| (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 | | 86 |
| (81-91) B | | |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC  | |

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.