



77 Merlin Way
Mickleover
Derby
DE3 0UJ

Offers Around
£485,000

- Stunning detached family home
- Sought after location
- Double glazing and gas central heating
- Entrance hall, guest cloakroom and study
- Formal dining room/former lounge with bi-fold doors
- Stunning extended open plan living kitchen with utility and large lounge off
- Master bedroom with superior en-suite shower room
- Three further bedrooms and well appointed bathroom to the first floor
- Private sunny rear garden
- Good sized driveway

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a fabulous opportunity to acquire a much improved four bedroom detached residence on the sought after Mickleover Country Park estate. The property would ideally suit a growing family looking for quality living accommodation in a highly desirable residential location.

The property has been greatly improved by the current vendors most notably with a fabulous pitched roof ground floor extension creating a stunning open plan living space off a bespoke fitted fully integrated kitchen with feature granite topped island with matching work surfaces and bespoke oak breakfast bar. There is a small utility off. Accommodation is accessed via an attractive entrance door leading to the hall, guest cloakroom, study with feature bay window, large former lounge - formal dining room with bi-fold doors leading to an outdoor entertaining space which is also accessed by the extended living kitchen.

To the first floor there is a master bedroom with fitted wardrobes and stylish en-suite shower room. There are three further bedrooms and a well-appointed main bathroom.

The property benefits from a good sized driveway providing ample off road parking giving access to an integral double garage with remote up and over door. To the rear is very pleasant private partially walled garden with extensive stone terrace, shaped lawn and timber framed summerhouse.

An internal inspection is strongly recommended to appreciate the wealth of accommodation on offer.

LOCATION





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The property's location is set within attractive open countryside on the outskirts of Micklegate and features a small golf course, beautiful walks in the surrounding open countryside, easy access on foot to an excellent range of facilities in Micklegate itself including shops, cafés, village inns, good schooling as well as easy access to major employment opportunities in the area and excellent transport links.

ACCOMMODATION

ON THE GROUND FLOOR

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Impressive arch panel sealed unit double glazed entrance door provides access to:

ENTRANCE HALL

Radiator with decorative cover, beautiful feature three quarter wood panelling, decorative coving, staircase to first floor, panel door to:

GUEST CLOAKROOM

White suite comprising, low flush w.c., pedestal wash hand basin, tiled surrounds, radiator, upvc double glazed and leaded window to side.

FORMAL DINING ROOM

4.58 x 4.43 (15'0" x 14'6")

Radiator, beautiful herringbone oak flooring, decorative coving, wall light points, sealed unit double glazed timber framed bi-fold doors giving access to a private entertaining area/terrace and further twin panel doors to:

SIMPLY STUNNING OPEN PLAN LIVING KITCHEN

Comprising:

BREAKFAST KITCHEN

7.16 x 4.53 (23'6" x 14'10")

Featuring a most impressive hi spec fitted kitchen with extensive range of granite preparation

surfaces with matching up-stands, inset 1 1/4 ceramic sink unit with mixer tap, matching feature island with four plate Bosh induction hob, recessed variable speed extractor hood together with power supply, extensive range of fitted base units with cupboard and door fronts, larder cupboard, pantry corner, good extension to the island with a beautiful handmade bespoke oak breakfast bar, quality built in appliances including twin Bosch ovens, warming drawer, fridge freezer and dishwasher, feature towel floor covering, recess ceiling spotlighting, panel door to useful understairs storage cupboard, sealed unit double glazed window to side. This fabulous open plan kitchen then opens onto a:

MOST IMPRESSIVE PITCHED ROOF EXTENSION

Comprising:

LOUNGE/SNUG AREA

4.5 x 4.21 (14'9" x 13'10")

Stunning light and airy addition courtesy of two sealed unit double glazed velux windows, picture window and timber frame bi-fold doors to two elevations opening onto the fabulous sun terrace ideal for outdoor dining and entertaining, feature corner cast iron solid fuel stove, top granite hearth, solid wood floor covering, recess ceiling spotlighting.

UTILITY ROOM

2.59 x 1.5 (8'6" x 4'11")

Granite effect worktop, tiled surround, inset sink unit, base cupboard and drawers, complementary wall mounted cupboard, space suitable for tumble dryer and washing machine, wall mounted Worcester Bosch gas fired boiler, integral door to garage, panel and sealed unit double glazed door to garden.

STUDY

2.79 x 2.69 (9'2" x 8'10")

Continuation of oak herringbone flooring, feature panel wall, telephone point, upvc double glazed and leaded bow bay window to front elevation.

ON THE FIRST FLOOR

LANDING

Access to loft space, airing cupboard and doors off.

MASTER BEDROOM

3.95 into bay x 3.65 (13'0" into bay x 12'0")

Upvc double glazed and leaded bow bay window to front, stylish floor-to-ceiling radiator, recessed ceiling spotlighting, sliding period doors to fitted wardrobes, panel door to:

EXTREMELY STYLISH EN-SUITE SHOWER ROOM

2.09 x 1.53 max (6'10" x 5'0" max)

Suite comprising, low flush w.c., wash hand basin, walk-in shower cubicle also with hand-held attachment, towel rail/radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed and leaded window to front.

BEDROOM TWO

3.61 x 3.52 (11'10" x 11'7")

Radiator, built in wardrobe and shelving, upvc double glazed and leaded window to front.

BEDROOM THREE

3.64 x 2.71 (11'11" x 8'11")

Radiator, upvc double glazed window to rear.

BEDROOM FOUR

2.71 x 2.4 (8'11" x 7'10")

Radiator, built in wardrobes, upvc double glazed window to rear.

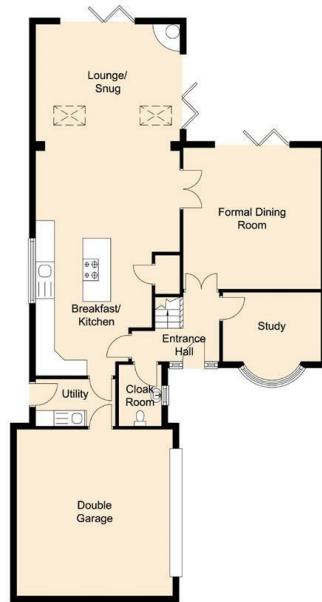
SUPERBLY APPOINTED FAMILY BATHROOM

2.14 x 1.61 (7'0" x 5'3")

Partly tiled with a stylish contemporary suite in white comprising, low flush w.c., vanity unit wash hand basin and drawer under, roll edge bath with mixer tap and shower attachment, towel rail/radiator, shaver point, recessed ceiling spotlighting, extractor fan, upvc double glazed window to rear.

OUTSIDE & GARDENS

Ground Floor



First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Assessments First

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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		

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