



5 Fulmar Close
Mickleover
Derby
DE3 9XH

Price
£350,000

- Recently refurbished
- Double glazing and GCH
- Close to The Royal Derby Hospital, schooling and facilities
- No Upward Chain
- Entrance Hall and Guest Cloakroom
- Good sized Lounge and separate Dining Room
- Recently re-fitted Kitchen with Utility Room
- Master bedroom with en-suite shower room
- Two further bedrooms and bathroom
- Private Landscaped Garden, Foregarden and Garage

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A stylish modern recently refurbished three bedroom detached residence enjoying a sought after and favoured location on the small select residential development being within easy reach of comprehensive facilities and The Royal Derby Hospital.

Constructed of brick and tile and offered with no upward chain, this attractive and well-presented detached residence benefits from a deep foregarden with driveway and garage and a very pleasant landscaped garden to the rear.

Internally the property offers, entrance hall with stairs to the first floor, guest cloakroom, good sized lounge with cant bay window, formal dining room with patio door providing access to the rear garden, well appointed recently re-equipped fitted kitchen with integrated appliances and a spacious utility room with matching units. The first floor landing leads to the master bedroom with a luxury re-furbished en-suite shower/wet room, two additional bedrooms and a family bathroom.

Outside, there is a deep foregarden with adjacent drive leading to a single garage with fully boarded loft storage and to the rear is a private landscaped garden.

LOCATION

The property boasts a very pleasant position on this small select development which has ease of access to The Royal Derby Hospital, comprehensive schooling, shopping facilities at both Littleover and Mickleover and fast access to the A50 and A38.

ACCOMMODATION - ON THE GROUND FLOOR





ENTRANCE HALL

Radiator, stairs to the first floor.

GUEST CLOAKROOM

Low level w.c., wash hand basin, radiator.

LOUNGE

5.19m x 3.66m into bay (17'0" x 12'0" into bay)

Cant bay window, mahogany fireplace with marble insert and hearth incorporating gas coal effect fire, radiator.

DINING ROOM

3.3m x 2.6m (10'9" x 8'6")

Radiator, laminate flooring, patio door providing access to the rear garden.

SUPERB RE-FITTED KITCHEN

3.2m x 2.98m (10'5" x 9'9")

Inset sink unit with base cupboard under, range of base and drawer units with wood work surfaces over and up-stands, inset halogen hob with extractor hood over, built in oven in matching housing unit, complementary wall mounted cupboards, built in fridge, radiator, laminate flooring.

ADJACENT UTILITY ROOM

2.66m x 1.6m (8'8" x 5'2")

Base cupboards and work surfaces over, door to the rear garden, door to the integral garage, boiler servicing the central heating



system and providing domestic hot water, spaces for dishwasher, washing machine and tumble dryer.

ON THE FIRST FLOOR - LANDING

With doors leading to:

MASTER BEDROOM

3.7m x 3.6m (12'1" x 11'9")

Radiator, decorative coving, door to:

EN-SUITE SHOWER/WET ROOM

Comprising, low level w.c., pedestal wash hand basin, walk-in enclosure with full-tiled surrounds, shower over, radiator.

BEDROOM TWO

2.9m x 2.7m (9'6" x 8'10")

Radiator, decorative coving, laminate flooring.

BEDROOM THREE

2.82m x 2.37m (9'3" x 7'9")

Radiator.

FAMILY BATHROOM

Low level w.c., pedestal wash hand basin, panel bath with shower over, built in cupboard and airing cupboard housing the hot water cylinder.

OUTSIDE & GARDENS

To the rear is a delightful garden extending to flagstone patio, lawns, gravelled area, decking, well stocked flowering beds and borders. There is an attractive deep foregarden with adjacent driveway providing ample off road parking leading to the:

ATTACHED GARAGE

5.9m x 2.69m (19'4" x 8'9")

Power, lighting, fully boarded attic storage space.

COUNCIL TAX BAND

Derby City - D.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling to Mickleover, when passing the Royal Derby Hospital, take the first turning right at the major traffic lights into Rough Heanor Road and first right into Heron's Way. Proceed along Heron's Way taking the second turning right into Fulmar Close the property is situated on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).

ASHBOURNE

8 Market Place
Ashbourne
Derbyshire
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

DERBY

4 St James's Street
Derby
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

MATLOCK

3 Parkside
Olde Englishe Road, Off Dale Road
Matlock
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

DERBY LETTINGS

4 St James's Street
Derby
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

