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15 Sanderling Heath  
Mickleover  
Derby  
DE3 0UQ

Price  
£350,000

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- John Port Spencer Academy Catchment
- Extended detached family home
- Upvc double glazing and GCH
- Entrance Hall, Lounge, Study/Dining Room
- Superb extended Breakfast Kitchen
- Master Bedroom with En-suite Shower Room
- Two further double Bedrooms and Bathroom
- Double width Driveway and integral Garage
- Enclosed rear garden with patio
- VIEWING HIGHLY RECOMMENDED

SCARGILL  
MANN & CO

EST. 1995

#### GENERAL INFORMATION

An opportunity to acquire this extended and much improved three double bedroom detached property set within this delightful cul-de-sac location and Mickleover Country Park development. The property has been presented to a stylish contemporary theme throughout and has been extended in two phases with a second storey extension to the front and superb single storey extension to the rear, providing an open plan breakfast kitchen with bi-folding doors opening onto the rear garden.

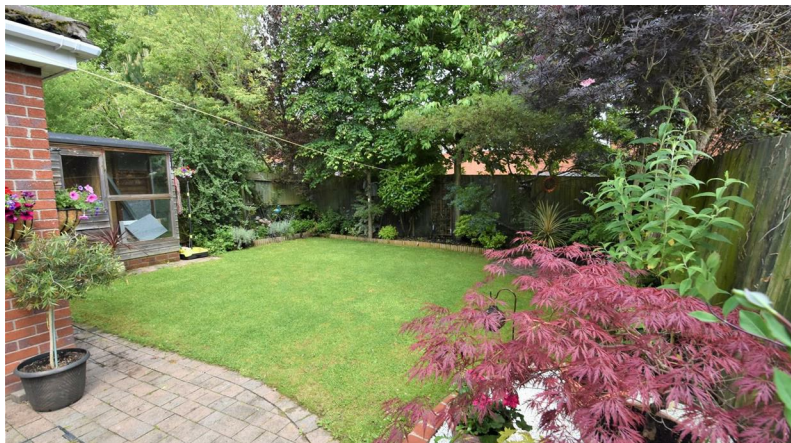
The property has the benefit of gas central heating and upvc double glazing. The accommodation in brief comprises, entrance hall, lounge with open plan access to a dining/study area with open plan staircase leading to the first floor landing and superb breakfast kitchen with integrated appliances. The first floor landing gives access to three spacious double bedrooms and family bathroom. The master bedroom enjoys an en-suite shower room.

Outside, to the front of the property is a garden with double width Tarmac driveway leading to a single integral garage. There is gated access to the side leading to the rear garden, which has an area laid to lawn with well stocked borders, block paved patio and is enclosed by a fence panel boundary.

#### LOCATION

Mickleover Country Park is located outside the extremely popular suburb of Mickleover, approximately 4 miles away from Derby City centre. Mickleover offers a good range of local amenities including major supermarket, golf course, general stores, educational facilities at all levels and falls within the catchment area of John Port Spencer Academy. Private education is also close at hand with Derby High School and Derby Grammar School for Boys. The property also provides easy access to the A38 and A50 leading through to the M1 motorway and East Midland's International Airport is also located around 30 minutes drive away.

#### ACCOMMODATION - ON THE GROUND FLOOR





#### ENTRANCE HALL

Composite double glazed entrance door with obscure inserts, UPVC double glazed window to the side elevation, alarm keypad and doorway leading into:

#### LOUNGE

4.67m x 3.51m (15'3" x 11'6")

TV and telephone points, central heating radiator, UPVC double glazed window to the front elevation, coving to ceiling and open plan space leading into:

#### DINING ROOM

4.06m x 2.51m (13'3" x 8'2")

Open plan staircase leading to the first floor, understairs storage cupboard, central heating radiator, coving to ceiling, upvc sliding patio doors leading onto the rear garden and internal panel door giving access to:

#### BREAKFAST KITCHEN

6.15m x 3.33m (20'2" x 10'11")

Featuring dark grey high gloss units comprising wall, base and drawer units with white roll edged Corian work surfaces, stainless steel sink with monobloc mixer tap, Fagor five ring induction hob, integrated appliances including tall fridge/freezer unit, dishwasher, low level automatic washing machine and separate low level condenser dryer, built in storage cupboard with shelving, polished ceramic tiled flooring with grey matt finish, contemporary style radiator, recessed LED down-lighters and upvc bi-folding doors giving access to the side patio area.

#### ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Loft access, upvc double glazed window to side elevation, central heating radiator, built in storage cupboard, airing cupboard housing the hot water cylinder and internal panel doors off.



#### MASTER BEDROOM

4.09m x 3.12m (13'5" x 10'2")

Two built in double wardrobes, central heating radiator, upvc double glazed window to the rear elevation and internal panel door leading into:

#### EN-SUITE SHOWER ROOM

2.72m x 1.02m (8'11" x 3'4")

Comprising, low level w.c, pedestal wash hand basin with monobloc mixer tap, shower cubicle with mosaic style tile border, folding glass shower screen, wall mounted shower, shower attachment and rain shower above, heated chrome towel rail/radiator, partial tiling to the walls, slate effect tile flooring, shaver point, extractor fan and upvc obscure double glazed window to the side elevation.

#### DOUBLE BEDROOM TWO

4.29m x 2.59m (14'0" x 8'5")

Built in maple effect double wardrobe, central heating radiator, TV and telephone points and upvc double glazed window to the front elevation.

#### DOUBLE BEDROOM THREE

3.45m x 3.10m (11'3" x 10'2")

TV point, central heating radiator, recessed LED down-lighters and upvc double glazed window to the front elevation.

#### FAMILY BATHROOM

1.96m x 1.96m (6'5" x 6'5")

Concealed cistern low level w.c, pedestal wash hand basin with monobloc mixer tap, P-shaped bath with curved glass shower screen, wall mounted recessed shower and rain shower above, heated towel rail/radiator, attractive ceramic tiling to the walls with mosaic style tiled border, tile flooring, built in recess shelving unit, shaver point, extractor fan, recessed halogen down-lighters and upvc double glazed obscure window to the rear elevation.



#### OUTSIDE & GARDENS

The foregarden is laid to lawn and has a double width Tarmacadam driveway providing off road parking leading to:

#### INTEGRAL SINGLE GARAGE

5.36m x 2.49m (17'7" x 8'2")

Wall mounted electrical fuse box, power, light, built in shelving units and up and over door.

To the side is a gate leading to the rear garden, which enjoys a block paved patio and area laid to lawn with well stocked borders, outside lights, cold water tap, lighting, inset LED lighting and is enclosed by a fence panel boundary.

#### COUNCIL TAX BAND

South Derbyshire District - E.

#### DIRECTIONAL NOTE

Leaving Derby City centre along A38 heading south, proceed on the left hand lane and continue on the A516. Take the left hand turn sign posted Mickleover follow the road round and take the first turning right onto Merlin Way. Take the first turning right onto Hospital Lane, proceed for some distance, at the mini roundabout follow the road around and at the junction turn right at the bend. Then take the left hand turning into Sanderling Heath, proceed to the end of the cul-de-sac and the property is located directly ahead as denoted by our 'for sale' board.

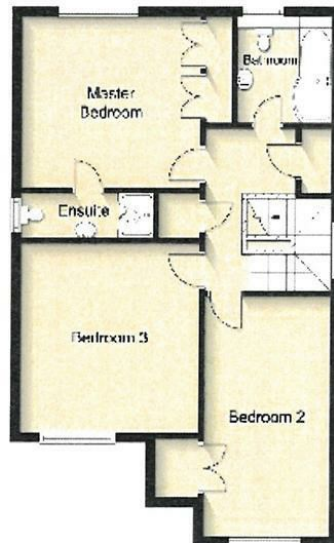
#### VIEWING

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

Ground Floor



First Floor



15 Sanderling Heath, Mickleover, DE3 0UQ

On a scale of energy efficiency from A (most efficient) to G (least efficient), the energy efficiency of the floor plan is estimated to be B. This is based on the assumption that the building is a new build and that the energy efficiency of the building is based on the energy efficiency of the building. The energy efficiency of the building is based on the energy efficiency of the building. The energy efficiency of the building is based on the energy efficiency of the building.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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