

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

17 Sanderling Heath Mickleover, Derby, DE3 0UQ



Skilfully extended spacious five bedroom detached family home in the popular suburb of Mickleover

- Skilfully extended spacious five bedroom detached family home • Enjoys arguably one of Mickleover's more popular and fashionable locations • Ideal family home with the benefit of gas central heating and double glazing • Entrance hall • Ground floor cloakroom • Lounge • Full width dining kitchen with adjacent utility room • Large family room to the rear • Direct access to the garden • Principal bedroom with fitted wardrobes and newly fitted en-suite shower room • Four additional bedrooms • Family bathroom • Completely re-landscaped garden • Garage • Car space to front • VIEWING ESSENTIAL •

Price £354,995



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GENERAL INFORMATION

A modern stylish individual five bedroom detached executive residence enjoying a pleasant cul-de-sac position in arguably one of Mickleover's more popular and fashionable locations, providing ease of access to a comprehensive range of local facilities. The property which has been skilfully extended provides good sized family accommodation with the benefit of central heating and double glazing, extending to entrance hall, ground floor cloakroom, lounge, full width dining kitchen, adjacent utility room, recently added large family room with French doors providing access to a delightful totally refurbished and re-landscaped garden.

To the first floor access is gained to a principal bedroom with fitted wardrobes, furniture and a newly fitted en-suite shower room. There are four additional bedrooms and a family bathroom.

Outside is an easy to manage well kept garden being re-landscaped to provide lawns with raised patio area with Indian patio stones, raised borders with sleepers and foot lighting. To the front there is ample car standing space and access to a single garage.

The sale provides a good opportunity to acquire this spacious family home in an extremely popular residential location where viewing can be strongly recommended.

LOCATION

Mickleover Country Park boasts a local club, golf course and recreational facilities and is within easy access of a

full and comprehensive range of shopping facilities available at Mickleover and is within the popular John Port School catchment area.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With stairs to first floor off, central heating radiator, storage cupboard, decorative coving.

CLOAKROOM

With low level w.c., wash hand basin, central heating radiator.

LOUNGE 4.93m x 3.32m (16'2" x 10'11")

With central heating radiator, decorative coving, spotlighting. Double doors providing access to:

DINING AREA 3.2m x 2.6m (10'6" x 8'6")

With laminated floor covering, central heating radiator, archway providing access to:

FAMILY ROOM 5.73m x 4.1m (18'10" x 13'5")

With French doors providing access to rear garden, laminated floor covering, TV point, central heating radiator.

KITCHEN AREA 5.29m x 3.14m (17'4" x 10'4")

With a stylish range of fitted units offering inset sink unit with mixer taps over, five ring halogen Neff hob with base cupboard beneath, built-in double oven and grill in matching housing unit, integrated dishwasher, a range of base and drawer units with work surfaces over, tiled surrounds, complementary wall mounted cupboards, plumbing for automatic dishwasher, double



central heating radiator, carousel Lazy Susan unit with chopping board over into corner, work surfaces adjacent, decorative wine rack, breakfast bar, access to garage, wooden floor.

UTILITY ROOM 3.35m x 2.35m (11'0" x 7'9")

With central heating radiator, door to the rear off, inset sink unit with mixer taps over, base cupboard beneath, a range of base cupboards with work surfaces over, tiled surrounds, tall food/broom cupboard, wall mounted cupboard, plumbing for automatic washing machine, tumble dryer point, wooden floor.

ON THE FIRST FLOOR

BEDROOM ONE 3.9m x 3.48m (12'10" x 11'5")

Built-in wardrobes, storage cupboards over, dressing table recess, central heating radiator.

NEWLY FITTED EN-SUITE SHOWER ROOM

With low level w.c., pedestal wash hand basin, shower cubicle with tiled surrounds, electric shaver point, tiled floor.

BEDROOM TWO 3.42m x 3.05m (11'3" x 10'0")

Central heating radiator, laminated floor covering.

BEDROOM THREE 3.2m x 2.14m (10'6" x 7'0")

Central heating radiator, laminated floor covering.

BEDROOM FOUR 3.21m x 2.24m (10'6" x 7'4")

Central heating radiator, laminated floor covering.

BEDROOM FIVE 3.39m x 2.23m (11'1" x 7'4")

Central heating radiator, laminated floor covering.

FAMILY BATHROOM

With low level w.c., pedestal wash hand basin, panel bath with shower over, tiled surrounds, built-in airing cupboard, lagged hot water cylinder and immersion heater, central heating radiator.

OUTSIDE & GARDENS

To the rear is a delightful recently re-landscaped garden with Indian flag stone paving patio, raised patio, lawns with oak sleeper borders with inset lighting, flowering beds all offering seclusion and privacy ideal for al fresco dining. To the front there is ample car standing space.

GARAGE 4.85m x 2.43m (15'11" x 8'0")

Boiler providing domestic hot water and servicing central heating system. Up and over door. Power and lighting.

COUNCIL TAX BAND

Derby City Council - Tax Band E.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling to Mickleover. Travel through Mickleover village centre past Mickleover Court Hotel then take the turning left into Hospital Lane. Continue along Hospital Lane taking the turning eventually left into Merlin Way. Following the road round, take the second turning left into Sanderling Heath. The property is situated at the head of the cul-de-sac.

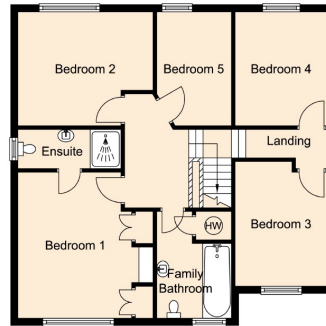
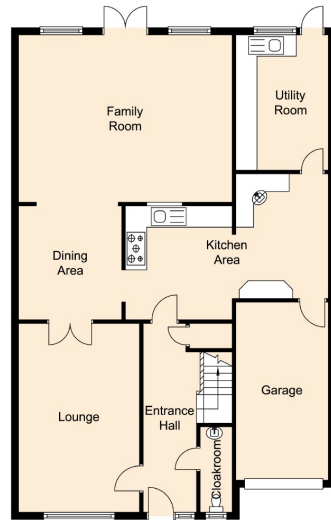
VIEWING

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



Ground Floor

First Floor



17 Sanderling Heath, Mickleover, DE3 0UQ

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		1	1
		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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