

Spinneybrook Way, Mickleover, Derby. DE3 0DQ

£500,000 Freehold

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\* Derbyshire Properties are delighted to offer for this well presented executive detached family home located in highly regarded area. The property briefly comprises :- entrance hall, living room, dining room, cloakroom/WC, open plan living kitchen, utility, conservatory and double integrated garage that are all on the ground floor. To the first floor there are four double bedrooms, family bathroom, and two en-suite shower rooms. The landscaped rear garden offers a private outside space ideal for families and outside entertaining. We recommend an early internal inspection to avoid disappointment.

## FEATURES

- GUIDE PRICE £500,000 - £525,000
- Executive Detached House
- 4 Bedrooms & 3 Bathrooms
- x 2 En-Suites + Family Bathroom
- Rear Conservatory
- Integral Double Garage
- Front & Rear Landscaped Gardens
- No Chain
- Viewing Advised
- COUNCIL TAX BAND F



# ROOM DESCRIPTIONS

## Entrance Hallway

Entered via composite door with adjoining obscured side panel from the front elevation, solid wood floor covering, wall mounted radiator, feature archway, spotlighting and coving to ceiling, staircase to 1st floor landing.

## Living Room

With double glazed window to the front elevation, wall mounted radiator, TV point, decorative coving and wall lighting, solid wood floor covering and wall mounted radiators. The feature focal point of the room is a wall mounted gas 'living flame effect' fire with decorative wooden surround, marble backdrop and raised hearth.

## Dining Room

Located to the rear elevation with double glazed window and wall mounted radiator.

## Cloakroom/WC

With low-level WC, pedestal wash hand basin with tiled splashback, wall mounted radiator, wood floor covering and ceiling mounted extractor fan.

## Open Plan Living Kitchen

Kitchen area - comprising of a range of wall and base mounted matching units incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Fridge/freezer, double electric fan assisted oven, 4 ring gas hob with stainless steel extractor canopy over, integrated dishwasher, double glazed window to the rear elevation and door opening into utility room.

Breakfast area - with the continuation of the tiled floor covering from the kitchen, wall mounted radiator and double glazed French doors with adjoining side panel windows leading to:-

## Conservatory

This great addition to the rear of the property is constructed from a brick base, UPVC units with pitched roof, decorative wall lighting and double glazed French doors leading out onto a side paved patio entertaining terrace.

## Utility Room

With a range of base mounted storage units with feature worksurface incorporating a stainless steel sink drainer unit, undercounter space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, tiled floor covering and door to the side elevation.

## First Floor

### Galleried Landing

Accessed via the main entrance hallway is this spacious grid landing with wall mounted radiator, spotlights to ceiling, loft access point and internal doors accessing all four double bedrooms and family bathroom. (x2 En-suites can be found from the bedrooms).

### Bedroom 1

Double glazed window to the front elevation, wall mounted radiator and range of fitted wardrobes providing ample storage and hanging space. Internal door leads to :-

### En-Suite

This remodelled en-suite comprises offers a three-piece white modern bathroom to include WC, pedestal wash hand basin and panelled bath with centrally mounted taps and wall mounted mains fed shower and attachment over with complementary glass shower screen. Full tiling to walls, spotlights and extractor fan to ceiling, wood floor covering and double glazed obscured window.

### Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and internal door leading to:-

### Jack & Gill Bathroom Suite

Comprising of a three piece suite to include WC, pedestal wash hand basin and shower enclosure with mains shower and attachment over. Part tiling walls, vinyl floor covering, ceiling mounted extractor fan, double glazed obscured window and wall mounted radiator. Internal door lead to:-

### Bedroom 3

With double glazed window to the front elevation, wall mounted radiator and fitted floor to ceiling wardrobes providing ample storage and hanging space. (This bedroom has dual use of the Jack and Gill bathroom).

### Bedroom 4

Double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

### Family Bathroom

This larger than the average four piece bathroom suite contains WC, pedestal wash and basin, curved corner bath and separate shower enclosure with mains fed shower and attachment. Spotlights and extractor to ceiling, wall mounted heated towel rail, tiled walls, double glazed obscured window, tiled floor covering and wall mounted electrical shaver point.

### Outside

To the front elevation is a neat area of lawn with inset planting and double width tarmac driveway providing access into an integral double garage with up and over door light and power.

The rear garden offers a large paved entertaining terrace, lawn, well stocked raised flowerbeds and borders, timber fence boundaries, garden shed with light and power, outside tap and security lighting.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







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