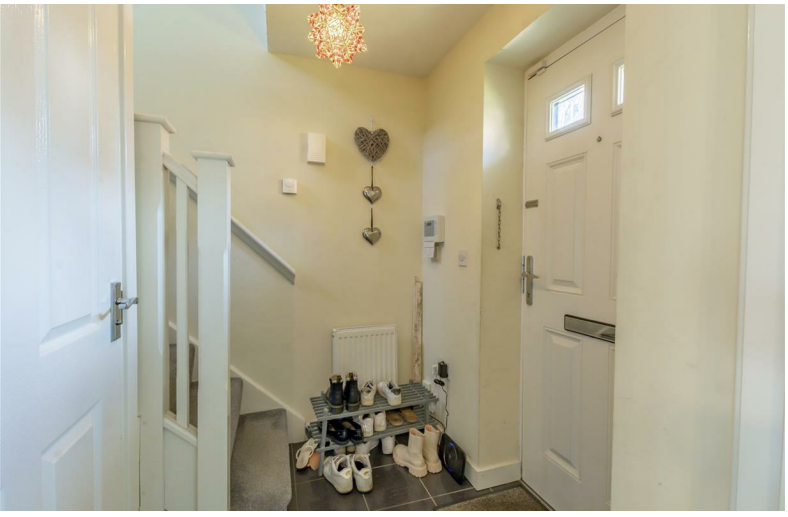
Robert Ellis

look no further. . .



Girton Way
Mickleover, Derby DE3 9EA

A 2008 PERSIMMON CONSTRUCTED DETACHED HOUSE.

£275,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

A 2008 PERSIMMON CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED HOUSE.

Robert Ellis are pleased to bring to the market this 2008 Persimmon constructed three bedroom, two bathroom, three toilet detached family home positioned in this poplar and established cul de sac location.

With accommodation over three floors comprising: entrance hall, ground floor WC, kitchen and utility room to the ground floor. First floor landing then provides access to the living room, bathroom and second bedroom. A staircase then rises to the top floor where the main bedroom with en-suite facilities and third bedroom can be found.

Other benefits to the property include front and rear gardens, off-street parking and integral garage.

The property further benefits from gas fired central heating and uPVC double glazed, being positioned in a quiet cul de sac location away from the main drag.

The property sits favourably within close proximity of the Royal Derby Hospital and main transport links including the A38. There is also easy access to open countryside nearby including that of Kedleston Hall.

We believe that the property would suit both professional workers and families alike. Therefore we highly recommend an internal viewing.

ENTRANCE HALL
5'6" x 5'2" (1.68 x 1.58)
Panel and double glazed front entrance door, radiator, tiled floor, staircase rising to the first floor, door to kitchen and door to WC. Wireless alarm control panel.

WC
5'10" x 2'11" (1.79 x 0.89)
Two piece suite comprising push flush WC and wash hand basin with dual taps and tiled splashback, extractor fan, wall mounted electrical consumer box, radiator and tiled floor.

KITCHEN DINER
17'0" x 10'9" (5.20 x 3.29)
Equipped with a matching range of fitted high gloss base and wall storage cupboards with ample worktop space incorporating one and a half bowl sink and draining board with central mixer tap and tiled splashbacks, fitted counter level gas hob with extractor over, in-built eye level oven and grille, integrated fridge/freezer and dishwasher. Matching to the hallway tiled floor, space for dining table and chairs, double glazed window to the front with fitted blinds, radiator, tiled floor, dual aspect double glazed windows to the front and rear both with fitted blinds and access to the utility room.

UTILITY ROOM
6'4" x 6'2" (1.94 x 1.89)
Matching to the kitchen high gloss base storage cupboards with worktop space above incorporating inset single sink and draining board with tiled splashbacks, plumbing for washing machine and wall mounted gas central heating boiler. Matching to the kitchen tiled floor, radiator and panel and double glazed door leading to the rear garden.

FIRST FLOOR LANDING
Dual aspect landing with double glazed windows to the front and rear with fitted blinds, radiator, doors to living room, bathroom and bedroom three.

LIVING ROOM
16'3" x 10'8" (4.97 x 3.27)
Dual aspect room with double glazed windows to the front and rear both with fitted blinds, media points, radiators x 2, and electric ceiling fan.

BATHROOM
9'3" x 5'1" (2.84 x 1.55)
A modern white three piece suite comprising bath with glass shower screen and mains fed shower over, push flush WC and wash hand basin with mixer tap. Fully tiled walls, double glazed window to the rear, radiator and extractor fan.

BEDROOM TWO
10'9" x 9'3" (3.29 x 2.83)
Double glazed window to the front with fitted blinds and radiator.

SECOND FLOOR LANDING
Doors to both bedrooms and airing cupboard housing hot water cylinder.

BEDROOM ONE
16'5" x 13'11" (5.01 x 4.26)
Two double glazed windows one to the front and one to the side with fitted Roman blinds and additional Velux roof window to the rear, radiator and door to en-suite.

EN-SUITE SHOWER ROOM
11'6" x 2'10" (3.52 x 0.88)
Three piece suite comprising tiled enclosed shower cubicle with fold away shower door and mains fed shower attachment, wash hand basin with central mixer tap and push flush WC. Partially tiled walls, radiator and extractor fan.

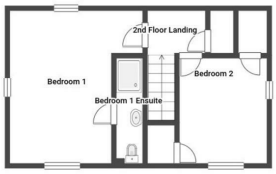
BEDROOM THREE
12'3" x 10'3" (3.75 x 3.13)
Double glazed windows to the front and side both with fitted Roman blinds, walk-in wardrobe and radiator.

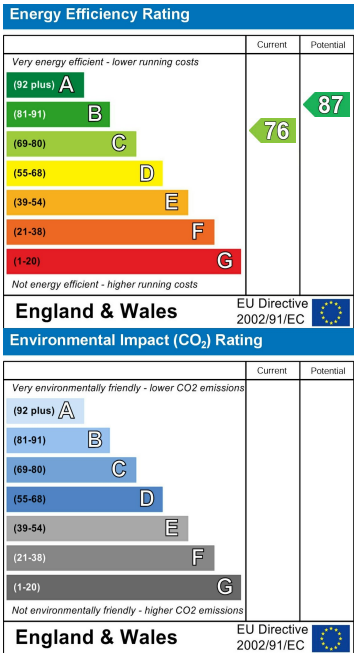
OUTSIDE
To the front of the property there is a tarmac drive which leads in turn to the integral garage via a garage door. There is a paved pathway providing access to the front entrance door and a shaped lawn section with planted borders housing a variety of bushes and shrubbery.

REAR GARDEN
The garden incorporates an enclosed lawned garden with paved patio area ideal for entertaining, external water tap, rear tarmac parking area accessed from the drive-through garage via the dual up and over doors to the front and rear of the garage door.

GARAGE
Timber doors to both the front and rear with power and lighting points.

DIRECTIONAL NOTE
From the main Uttoxeter Road B5020 take an eventual right hand turn over the A38 onto Girton Way. Follow the bend in the road round to the right and the property can be found tucked away in a cul de sac off Girton Way identified by our For Sale board. Ref. 7525NH





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044