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Starflower Way, Mickleover, Derby DE3 0BS

£825 per calendar month

Unfurnished

Deposit £951

GENERAL DESCRIPTION

An executive three bedroomed, three storey town house located on a popular residential development in Mickleover, with superb open views to rear. Comprising spacious Lounge / Diner, fully fitted Kitchen with integrated appliances, Utility Room, three Double Bedrooms, Ensuite to Master, Family Bathroom, and Downstairs Cloaks / Shower Room, this property comes fully double glazed with gas central heating throughout.

With drive to the front of the property offering off road parking for two vehicles, single integral garage and an attractive, lawned rear garden with seating area. Early viewing of this property highly recommended.

Council Tax: Band D

EPC: Band C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE through hard wood door into:

ENTRANCE HALL, with window casement above door, two double panelled central heating radiators, coving, recessed spotlights and smoke alarm to ceiling. Thermostat control, hall having laminate wood effect flooring and door concealing Understairs Storage Cupboard. Stairs off to first / second floors and doors through to:

DOWNSTAIRS SHOWER ROOM fitted with a white three-piece suite comprising low flush W.C., vanity wash hand basin with tiled splash back and a tiled shower cubicle housing an electric shower. Double glazed opaque window to front aspect, central heating radiator and laminate flooring continued from hall. Extractor fan and recessed spotlights to ceiling.



UTILITY ROOM (8'8" x 6'5" into cupboards) fitted with a range of white base and eye level storage units (one concealing Glow Worm boiler unit) with inset stainless steel sink and drainer with mixer tap and laminate roll edge work surface over. Plumbing for washing machine, double panelled central heating radiator and double glazed door to rear garden. Laminate flooring.

BEDROOM 3 / STUDY (10'8" x 8'6") with double glazed patio doors to rear aspect, double panelled central heating radiator and carpet to floor.

FIRST FLOOR:

LANDING at top of stairs with open balustrade, with smoke alarm to ceiling, double panelled central heating radiator, stairs to second floor and doors off to:

LOUNGE / DINER (L-Shaped 29'2" max reducing 9'2" x 15'6" max reducing 8'5"), carpeted throughout with double glazed patio doors to front and rear aspects with Juliette balconies and further double glazed window to front aspect. Two double panelled central heating radiators, television, and two telephone points. Two 6-point spotlight rails and decorative coving to ceiling and archway opening to:

KITCHEN (8'7" max x 6'6" into cupboards) fitted with a range of white shaker style base and eye level storage units with laminate roll edge work surface throughout. Integrated 'Neff' electric oven, inset 'Neff' gas hob and matching extractor hood over. Inset stainless steel sink and drainer with mixer tap over, integrated refrigerator and integrated 'Neff' dishwasher under work surface. Room with tiled splash backs, laminate flooring and recessed spots to ceiling. Double glazed window to rear aspect.



SECOND FLOOR:

LANDING at top of stairs with open balustrade, with smoke alarm to ceiling, door concealing airing cupboard and doors off to:

BEDROOM 1 (15' 7" x 9' 7" inc. wardrobes) carpeted with two double glazed window to front aspect, double panelled central heating radiator, built-in triple wardrobe, television point. Further door through to:

ENSUITE fitted with a white three piece suite comprising Low Flush W.C, pedestal wash hand basin and large shower cubicle housing electric shower. Having cushioned flooring, room being part tiled with shavers point, recessed spots and extractor fan to ceiling.

BEDROOM 2 (11' 10" x 8' 6" inc. wardrobes) with double glazed window to rear aspect, double panelled central heating radiator and built-in triple wardrobe. Loft access hatch to ceiling

FAMILY BATHROOM appointed with a white three piece bathroom suite comprising bath, low flush W.C., and pedestal wash hand basin. Room part tiled with cushioned floor, double panelled central heating radiator and double glazed Velux window to rear aspect. Extractor to ceiling and shavers point.

OUTSIDE:

TO THE FRONT is a driveway providing off street parking for two vehicles, adjacent to which is a pathway to the front doors. Access to the rear garden is behind adjoining properties.

TO THE REAR is a most attractive garden with extensive patio area, lawn with landscaped flower borders. A path leads to a timber gate providing rear to front access behind neighbouring properties.



VIEWING: By appointment through Dove Property