

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 30 Inglewood Avenue Mickleover, Derby, DE3 0RU



### **A well presented modern three bedroomed detached residence enjoying pleasing views over open countryside**

- Available with immediate vacant possession • Requires some minor improvements and modernisation
  - Entrance hall • Lounge with feature fireplace • Full width dining kitchen
    - Three bedroom, two with fitted furniture • Bathroom
- Delightful carefully landscaped garden of good proportions and superbly landscaped • Car port and garage • Viewing recommended •

**Price £250,000**



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## GENERAL INFORMATION

A pleasant modern three bedroomed detached residence enjoying a favoured position within this popular residential development and providing delightful views over open countryside, being offered with the benefit of gas central heating, double glazing and a good sized carefully landscaped garden.

The property, which requires some minor improvement and modernisation, offers an excellent opportunity for a discerning purchaser to acquire this stylish three bedroomed detached residence.

The accommodation extends to entrance hall, lounge with Adam style feature fireplace incorporating gas coal effect fire and there is a full width dining kitchen being comprehensively equipped with fitted units and a French door providing access to the delightful terrace and garden. To the first floor there are two principal bedrooms, both with fully fitted furniture, a third bedroom and a bathroom.

Outside is an easy to manage private garden, offering extensive lawns with well stocked flowering beds and borders, two patio area ideal for alfresco dining, a garage, car port and driveway.

The sale provides a good opportunity for a discerning purchaser to acquire this stylish detached residence in a prestigious residential location. Viewing can be strongly recommended.

## LOCATION

Mickleover boasts a wide and varied range of enviable local facilities including doctors surgery, regular bus service to Derby city centre, a comprehensive range of shopping facilities and recreational facilities.

## ACCOMMODATION

### **ENTRANCE HALL**

With stairs to the first floor off. Central heating radiator.

### **LOUNGE 3.55m x 4.92m (11'8" x 16'2")**

With wall mounted gas fire within an attractive Adam style feature fireplace with slate insert and hearth. Central heating radiator.

### **DINING KITCHEN 4.5m x 4.6m (14'9" x 15'1")**

Being comprehensively equipped with inset sink unit and base cupboard beneath, range of base and drawer units with work surfaces over and complementary wall mounted cupboards. Inset gas hob with extractor hood above and built-in gas oven. Plumbing for an automatic washing machine. Adjacent built-in dresser unit with base cupboards, work surfaces and glazed china display cupboards. French door providing access to rear garden. Central heating radiator. Under stairs storage pantry. Door to the side off.

### **FIRST FLOOR**

#### **LANDING**

With built-in airing cupboard, lagged hot water cylinder and immersion heater.

#### **BEDROOM ONE 2.59m x 4.00m (8'6" x 13'1")**

Being comprehensively fitted with built-in wardrobes,



an extensive range of fitted base drawers units. Central heating radiator.

**BEDROOM TWO 3.4m x 2.57m (11'2" x 8'5")**

Being comprehensively fitted with a complete range of built-in wardrobes with storage cupboards over, bedside cabinets and drawers. Double central heating radiator.

**BEDROOM THREE 1.97m x 1.82m (6'6" x 6'0")**

With built-in storage cupboard. Central heating radiator.

**BATHROOM**

With adapted bath / shower with tiled surrounds and shower over. Low level WC. Pedestal wash hand basin. Full tiling to main walls. Central heating radiator.

**OUTSIDE**

There is an easy to manage private garden offering good sized patio area, lawns, well stocked flowering beds and borders with an abundance of flowering shrubs and plants, an additional seating area and fine views over open countryside. There is ample parking to the front of the property plus a car port and garage.

**GARAGE 2.55m x 5.48m (8'4" x 18'0")**

With up and over door. Power and lighting.

**CAR PORT**

**COUNCIL TAX BAND**

Derby City Council - Tax Band C

**DIRECTIONAL NOTE**

From Derby proceed via the main Uttoxeter Road travelling to Mickleover. Upon entering Mickleover centre turn right at The Nags Head Public House at the mini-traffic island into Station Road. Proceed along Station Road for approximately 1 mile then take the turning left into Inglewood Avenue. Proceed along Inglewood Avenue and the property is then situated on the right hand side as denoted by our "for sale" board.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby Office (DM/JO)



Ground Floor

First Floor



30 Inglewood Avenue, Mickleover, Derby DE3 0RU

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		58	82
<b>England &amp; Wales</b>		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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