

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

**135 Western Road**  
Mickleover, Derby, DE3 9GR



**Deceptively spacious and extended four bedroom semi-detached residence occupying an ever popular location on Western Road in Mickleover**

- IDEAL FOR A LARGE FAMILY • Spacious and extended semi-detached residence • Sought after location • Beautifully maintained throughout • Much improved over many years Extensive driveway and garage • Beautiful landscaped south facing rear garden • Vestibule, hallway and guest cloakroom • Lounge and separate dining room • Extended breakfast kitchen and conservatory • Three genuine double bedrooms • Nursery/office • Bathroom with separate w.c.
- VIEWING ESSENTIAL •

**Guide price £310,000**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720**  
derby@scargillmann.co.uk www.scargillmann.co.uk



## GENERAL INFORMATION

This is a fabulous example of an attractive bay fronted semi-detached residence in the highly desirable location in the popular suburb of Mickleover. The property has been extremely well maintained over the years by the current vendors and greatly improved throughout and benefits from upvc double glazing and gas central heating.

Internally the property comprises, vestibule, hallway, lounge to front with feature bay window, dining room leading to a fabulous conservatory overlooking the beautiful garden, extended breakfast kitchen and guest cloakroom. To the first floor there are two genuine double bedrooms, nursery/home office, well appointed bathroom and separate w.c. To the second floor is a further double bedroom affording impressive views over the garden and beyond.

We do feel that an internal inspection is recommended to fully appreciate the wealth and quality of accommodation on offer.

The property is set back from Western Road behind an extensive low maintenance driveway providing ample off-road parking for multiple vehicles and access to a detached single garage to the side. The south facing rear garden is relatively low maintenance that features some beautiful seating areas ideal for outdoor dining and socialising. There are some well stocked wood edged borders containing plants and shrubs, extensive gravelled and slate chipping expanses with hard standing area suitable for a timber shed.

## LOCATION

Mickleover continues to be one of Derby's most popular suburbs due to a vibrant village centre which features a wide variety of shops including large supermarket, restaurants/pubs, retail outlets, regular bus service, easy access to Derby city centre and swift access to the A38 and A52. It is also within easy reach of Rolls-Royce, Toyota and the Royal Derby Hospital.

## ACCOMMODATION

## ON THE GROUND FLOOR

Stylish upvc double glazed and stained glass entrance doors with matching side lights providing access to:

### **SMALL VESTIBULE**

With further composite panelled stained glass door to:

### **HALLWAY**

Radiator, attractive half-panelled walls, feature exposed varnish floorboards, staircase to first floor, polished balustrade, panel and glazed door to:

### **LOUNGE 4.58m into bay x 3.63m (15'0" into bay x 11'11")**

Upvc double glazed bow bay window to front, feature wall mounted contemporary style gas fire, radiator, continuation of the exposed varnish wooden floorboards, decorative coving, recessed ceiling spotlighting.

### **DINING ROOM 3.33m x 3.29m (10'11" x 10'10")**

Feature wall mounted gas fireplace, radiator, wood effect laminate flooring, panel and glazed french doors to:

### **CONSERVATORY 3.8m x 2.89m (12'6" x 9'6")**

A beautiful light and airy room with extensive upvc double glazed windows and french doors leading onto the beautiful landscaped garden, radiator, feature tiled flooring, ceiling mounted fan.

### **EXTENDED BREAKFAST KITCHEN 5.19m x 2.224m (17'0" x 7'3")**

With a range of granite effect preparation surfaces including breakfast bar, tiled splash-backs, inset ceramic 1¼ sink unit with mixer tap, fitted base cupboard and drawers, complementary range of wall mounted cupboards, appliance space suitable for a large American style fridge/freezer, washing machine, tumble dryer and Range cooker with extractor hood over, integrated dishwasher, radiator, recessed ceiling spotlighting, feature slate flooring, wall mounted gas fired boiler, upvc double glazed window to side and rear, panel and double glazed door to garden and further panel door to:

### **GUEST CLOAKROOM**

White suite comprising, low flush w.c., wash hand basin, extractor

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fan, continuation of slate tiled flooring, upvc double glazed window to side.

#### **ON THE FIRST FLOOR**

##### **SEMI-GALLERIED LANDING**

Feature polished wooden balustrade, staircase to second floor, continuation part-panelled walls, upvc double glazed window to side and panel door to:

##### **DOUBLE BEDROOM ONE 3.9m x 3.29m (12'10" x 10'10")**

Radiator, full range of quality fitted furniture with wardrobes, drawer units, dressing table and bespoke storage cupboards/seating to bay window, continuation of varnished exposed wood flooring.

##### **DOUBLE BEDROOM TWO 3.36m x 3.3m (11'0" x 10'10")**

Radiator, upvc double glazed window to rear offering pleasant open outlook.

##### **NURSERY/HOME OFFICE 2.33m x 1.5m (7'8" x 4'11")**

Radiator, upvc double glazed window to front.

##### **WELL-APPOINTED BATHROOM 2.31m x 1.83m (7'7" x 6'0")**

Fully tiled with a white suite comprising, vanity unit with wash hand basin, cupboards under, panel bath with mixer tap, separate cubicle with integrated shower, heated chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to rear.

##### **SEPARATE W.C.**

Partly tiled with a low flush w.c, upvc double glazed window to side.

#### **ON THE SECOND FLOOR**

##### **SMALL LANDING AREA**

With door to:

##### **DOUBLE BEDROOM THREE 5.23m x 2.91m (17'2" x 9'7")**

Radiator, storage space to eaves with lighting and boarded, two upvc double glazed windows to rear offering far reaching views.

#### **OUTSIDE & GARDENS**

The property is set back off Western Road behind a sizeable driveway providing off road parking for multiple vehicles and access to:

##### **DETACHED SINGLE GARAGE**

Power, lighting, up and over door to front and side door to garden.

There is a beautifully landscaped south facing rear garden which has been much improved over many years. It features extensive stone pathways culminating in a very pleasant patio located immediately off the conservatory. There is an extensive gravelled section with timber edged borders containing plants and shrubs, stepping stones weave through a large slate chipping border again bounded by raised wood edged borders leading to a further decked seating area with an attractive matching wooden balustrade. To the corner of the garden there is a hard standing area suitable for a timber shed. The garden is bounded by hedging and well maintained timber fencing and benefits from outdoor power and cold water supply.

##### **COUNCIL TAX BAND**

Derby - C.

##### **DIRECTIONAL NOTE**

From Derby office proceed out of town heading south along Curzon Street joining Uttoxeter Road. Proceed out of town along Uttoxeter Road passing by the Royal Derby Hospital on the left hand side. At the second set of traffic lights turn right into Western Road and number 135 will eventually be located on the left hand side as denoted by our 'for sale' board.

##### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).

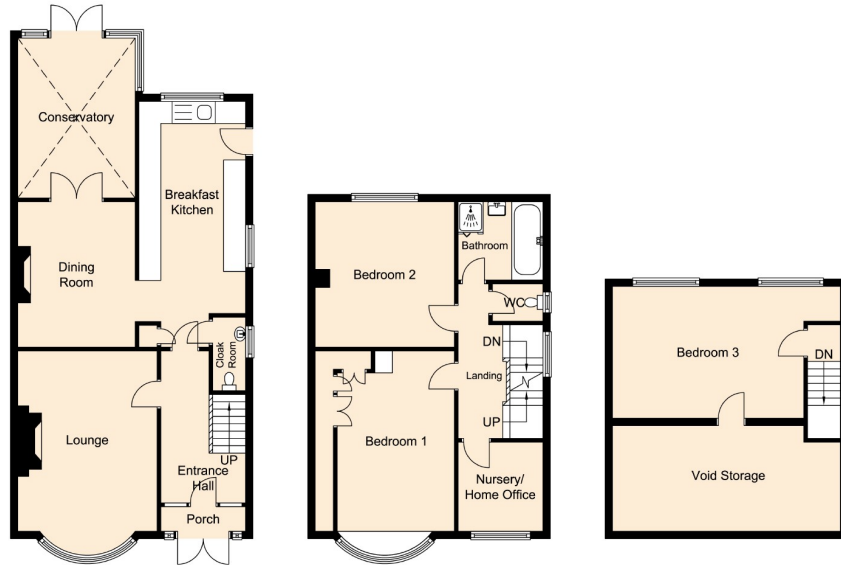




Ground Floor

First Floor

Second Floor



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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	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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8 Market Place, Ashbourne, Derbyshire DE6 1ES  
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
 4 St. James's Street, Derby DE1 1RL  
 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 6 St James's Street, Derby, DE1 1RL  
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ  
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620  
 Tel: 01283 520490  
 Tel: 01629 823489

ashbourne@scargillmann.co.uk  
 burton@scargillmann.co.uk  
 derby@scargillmann.co.uk  
 matlock@scargillmann.co.uk  
 lettings@scargillmann.co.uk  
 tutbury@scargillmann.co.uk  
 Wirksworth@scargillmann.co.uk