

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Cornerways, 11 Arundel Avenue Mickleover, Derby, DE3 9BX



**Stunning and immaculately presented larger than average three bedroom extended detached residence occupying a fabulous corner plot set in a delightful garden**

• **MUST SEE PROPERTY**

- Spacious detached family home • Immaculately presented throughout • Corner plot location • Beautifully manicured gardens • Double width driveway and double garage • Solar Panels • Entrance hall and guest cloakroom • Spacious lounge with dining area off • Bespoke fitted breakfast kitchen and separately utility room • Master bedroom with luxury en-suite shower room • Two further bedrooms and a family bathroom

• **VIEWING ESSENTIAL** •

**Guide price £450,000**



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## GENERAL INFORMATION

This is a rare opportunity to acquire such an impressively presented property in a highly sought after residential location in Mickleover. The property has been greatly improved by the current vendors and include a comprehensive extensive to provide extremely spacious and versatile living accommodation which must be seen to be fully appreciated. The property has the benefit of gas central heating and double glazing.

Internally the property comprises, entrance hall with fabulous Parquet wood flooring, spacious lounge with feature fireplace, dining area off, bespoke fitted breakfast kitchen, utility room and guest cloakroom off. The first floor semi-galleried landing leads to a very impressive master bedroom with en-suite shower room, two further bedrooms and a well appointed bathroom.

A true feature of this sale is the fabulous corner plot on which the property stands on the junction of Wells Road and Arundel Avenue and boasts a good degree of privacy. A double width driveway and double garage. The gardens have been beautifully maintained and improved again by the current vendors over the years and are sure to appeal to any green-finger buyers. There are beautifully kept lawns to the front, side and rear. A varied selection of flowerbeds and herbaceous borders containing some delightful specimen plants, flowers, shrubs, hedging and mature trees.

### **PLEASE NOTE**

The property has been fitted with solar panels.

### LOCATION

The property's location is off Uttoxeter Road and allows easy access to the Royal Derby Hospital, an excellent range of amenities in Mickleover village centre, good schooling at all levels and easy access to the A38 and A50.

### ACCOMMODATION

## **ON THE GROUND FLOOR**

Upvc double glazed entrance door with matching side lights providing access to:

### **MOST IMPRESSIVE ENTRANCE HALL**

With beautiful Parquet wood flooring, two radiators, staircase to first floor with useful understairs storage cupboard, decorative coving and multi pane door leading into:

### **BEAUTIFUL SPACIOUS LIVING ROOM 6.58m to 4.93m into recess x 6.45m into bow bay (21'7" to 16'2" into recess x 21'2" into bow bay)**

Chimney breast with stunning marble fireplace incorporating Faber gas fire, upvc double glazed bow bay window overlooking the beautiful presented foregarden, radiator, decorative coving, integrated Bose speakers and feature archway leading into:

### **DINING ROOM 6.85m x 2.38m (22'6" x 7'10")**

Two radiators, decorative coving, upvc double glazed door with matching side lights overlooking the equally impressive rear garden.

### **BREAKFAST KITCHEN 4.44m x 2.93m (14'7" x 9'7")**

Very impressive bespoke fitted kitchen with wood edge granite effect preparation surfaces having tiled surrounds, inset 1¼ sink unit with mixer tap, base cupboard and drawers, complementary wall mounted cupboards with china display cabinet, open shelving and recessed under-lighting, integrated fridge, freezer and dishwasher, space suitable for microwave and large Rangemaster induction cooker, radiator, recessed ceiling spotlighting, upvc double glazed window to side, multi pane door to:

### **UTILITY ROOM**

Granite effect worktop, appliance spaces under suitable for washing machine and tumble dryer, wall mounted Vaillant gas fired boiler, decorative coving and door to:

### **GUEST CLOAKROOM**

Comprising, low flush w.c., wash hand basin, recessed ceiling spotlighting, upvc double glazed window to side.



## ON THE FIRST FLOOR

### SEMI-GALLERIED LANDING

With feature wooden balustrade, access to loft space, decorative coving, integrated speaker system, upvc double glazed window to front and panel door to:

### MASTER BEDROOM 5.39m x 4.09m into wardrobes (17'8" x 13'5" into wardrobes)

Fitted with a range of quality furniture comprising, wardrobes, overhead storage, dressing table and bedside cabinets, radiator, decorative coving, upvc double glazed window to rear and door to:

### LUXURY EN-SUITE SHOWER ROOM 2.61m x 1.18m (8'7" x 3'10")

Fully tiled with a white suite comprising, low flush w.c., bidet, pedestal wash hand basin, large cubicle with Triton shower, radiator, extractor fan, upvc double glazed window to rear.

### BEDROOM TWO 5.49m x 3.48m into wardrobes (18'0" x 11'5" into wardrobes)

Fitted with a range of quality furniture, radiator, upvc double glazed window to rear and two matching windows to side.

### BEDROOM THREE 3.66m into bay x 2.95m (12'0" into bay x 9'8")

Fitted with a range of quality furniture and dressing table, radiator, upvc double glazed bow bay window to front.

### WELL-APPOINTED BATHROOM 2.84m x 1.81m (9'4" x 5'11")

Fully tiled with a white suite comprising low flush w.c, pedestal wash hand basin, bidet, panel bath with shower attachment, further separate cubicle with integrated shower and further additional hand attachment, chrome towel rail/radiator, recessed ceiling spotlighting, decorative coving, shaver point, upvc double glazed window to side.

### OUTSIDE & GARDENS

The property occupies a stunning larger than average corner plot on Arundel Avenue and Wells Road. A true feature of this sale is the simply stunning garden on which the property stands with extensive beautifully manicured lawns to front, side and rear.

There is a truly varied selection of specimen plants, shrubs, mature trees being well-screened from the road behind neat privet hedging, incorporating wrought iron hand gate giving access to the block paved pathway leading to the attractive storm porch. Access to the rear can be gained by gates to the side of the property. The double width driveway gives access to the:

### DOUBLE GARAGE 6.01m x 4.81m (19'9" x 15'9")

Power, lighting, twin roller doors to front and two rear doors.

The attractive gardens continue to the rear with a vegetable plot, aforementioned lawn, beautiful sun terrace which lies next to raised stone edge borders and contain a further selection of colourful plants and flowers. This is a perfect spot to enjoy alfresco dining and entertaining.

### COUNCIL TAX BAND

Derby City - D.

### DIRECTIONAL NOTE

The approach from Derby is to proceed out of town along Uttoxeter Road passing by The Royal Derby Hospital along Uttoxeter Road over the A38 before eventually turning right into Arundel Avenue where the property will be located on the left hand side as denoted by the 'for sale' board.

### VIEWING

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



Ground Floor

First Floor



11 Arundel Avenue, Mickleover DE3 9BX

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 misstatement. 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 Free



**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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