

SCARGILL MANN & CO.

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39 Wells Road Mickleover, Derby, DE3 9BU



Sumptuously appointed and skilfully extended four bedroomed superior semi-detached property within a renowned and popular location

- Enjoying the benefits of a fine south facing garden, superbly landscaped
- Entrance hall
- Lounge
- Sumptuously appointed large family dining kitchen with bi-folding doors, quality units and granite worktops
- Large utility room and separate cloakroom
- Four bedrooms to the first floor, en-suite shower room and superb four piece period bathroom
- Good sized attic room
- South facing delightful landscaped garden
- Garage and car space to front
- Viewing essential

Price £375,000



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GENERAL INFORMATION

Occupying an enviable locality this sumptuously appointed and skilfully extended four bedroomed semi-detached property, enjoys the benefit of gas central heating and double glazing and provides a superb family home.

A strongly recommended internal inspection will reveal entrance hall, lounge to the front, superbly extended fitted family dining kitchen with good sized utility room and ground floor cloakroom. To the first floor the principal bedroom enjoys a quality range of fitted wardrobes. There are three additional bedrooms, one being a guest room with en-suite shower room and there is a well appointed and extended family bathroom with period four piece suite. There is also a useful attic room.

Outside there is a carefully landscaped secluded south facing rear garden with ornamental patio, lawns and borders. The property benefits from a detached integral garage and there is ample car standing space to the front.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this sumptuously appointed semi-detached property in a highly favoured and recognised location - an ideal family home.

LOCATION

Mickleover boasts a wide and varied range of enviable local facilities within easy reach of the popular Derby

Royal Hospital, local schools and shops, plus many recreational facilities.

ACCOMMODATION

ENTRANCE HALL

With stairs to the first floor off. Under stairs storage cupboard. Central heating radiator.

LOUNGE 3.6m x 4.32m (11'10" x 14'2")

With stone feature fireplace with coal effect gas fire. Stone hearth. Central heating radiator.

FAMILY DINING KITCHEN 6.92m x 5.79m (22'8" x 19'0")

Offering sumptuously appointed fitted units with inset sink unit having mixer taps over, range of base cupboards and ban drawers with granite work surfaces over and upstand with additional tiled surrounds. Complementary wall mounted cupboards. Central island providing breakfast bar facilities and additional storage area. Integrated tall fridge freezer and integrated dishwasher. Inset range type cooker (to be included in the sale) with large extractor hood above. Oak floor. Large bi-fold doors providing access to the delightful garden. Velux roof light. Contemporary styled radiators. Wall mounted TV point.

LARGE UTILITY ROOM 3.24m x 2.58m (10'8" x 8'6")

With central heating radiator. Inset sink unit with base cupboard beneath and mixer tap over. Range of base cupboard with work surfaces over having tiled surrounds. Plumbing for an automatic washing



machine. Tumble dryer point. Door to the rear off.

GUEST CLOAKROOM

With low level WC and wash hand basin. Extractor fan. Central heating radiator. Door to the garage off.

FIRST FLOOR

SPACIOUS LANDING

Access is gained to:

BEDROOM ONE 2.84m x 4.71m (9'4" x 15'5")

With matching built-in wardrobes. Central heating radiator.

GUEST BEDROOM TWO 2.63m x 3.91m (8'8" x 12'10")

With central heating radiator.

EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle with tiled surrounds. Spot lighting. Tiled floor. Heated chrome towel rail.

BEDROOM THREE 3.29m x 3.3m (10'10" x 10'10")

With wooden stripped floor. Central heating radiator.

BEDROOM FOUR 2.4m x 2.35m (7'10" x 7'9")

With central heating radiator.

EXTENDED FAMILY BATHROOM

With period free standing Victorian styled bath with chrome shower tap over. Wash hand basin with matching chrome furniture. Low level WC. Walk-in double shower with rain waterfall shower over in chrome, glazed side screen and glazed brickette tiled

surrounds. Heated chrome / school type radiator. Extractor fan. Spot lighting.

ATTIC ROOM

Accessed off the landing to a fully boarded attic, currently used as an office. Please note no building regulations or approval have been sought to be used as a bedroom.

OUTSIDE

There is a delightful carefully considered landscaped garden with large patio having gazebo over, ideal for alfresco dining, lawns and borders. The garden enjoys southerly views and there is a timber garden store. To the front of the property there is ample car standing space and:

GARAGE 2.5m x 4.94m (8'2" x 16'2")

With electrically operated up and over door to front. Power and lighting.

COUNCIL TAX BAND

Derby City Council - Tax Band C

DIRECTIONAL NOTE

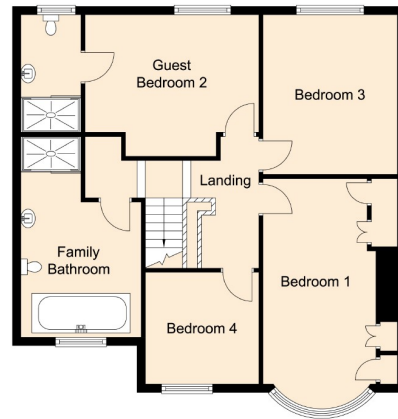
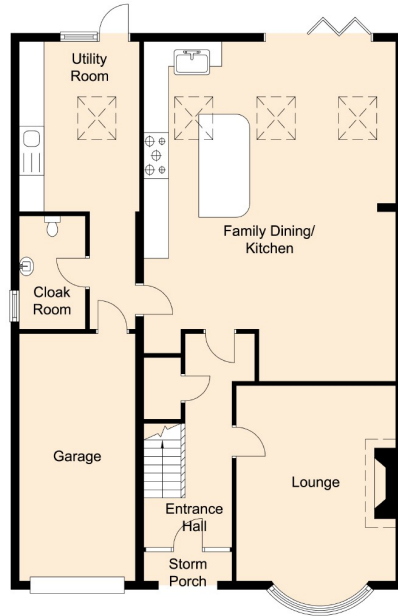
From Derby proceed via the main Uttoxeter Road travelling past The Royal Hospital and upon entering Mickleover take the turning right into Western Road. Take the second turning left onto Arundel Avenue and then right into Wells Road where the property will eventually be located on the left hand side.

VIEWING



Ground Floor

First 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



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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