

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

108 Station Road
Mickleover, Derby, DE3 9FP



NO UPWARD CHAIN - Individually designed four bedroom detached property with large garage, workshop and private rear garden, occupying a fabulous location in Mickleover

- No upward chain • Gas fired central heating • Ideal family home • Huge potential • Storm porch • Sitting room • Open plan dining area • Breakfast kitchen with pantry • Spacious garden room • Guest cloakroom
- Wet room • Four bedrooms • Family bathroom • Beautiful mature rear garden • Driveway • Double garage & workshop •

Offers over £450,000



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GENERAL INFORMATION

A truly rare opportunity to acquire this individually designed four bedroom detached residence occupying a most pleasant and sought after location, within easy reach of comprehensive facilities. Offering huge potential throughout, with possibilities to extend if desired (subject to necessary planning consent), whilst also offering versatile living accommodation with potential to create granny annex on the ground floor.

The property is sold with the benefit of no upward chain, gas fired central heating and having new carpets/flooring fitted throughout. Further benefits include, ample off street parking for multiple vehicles, double garage and workshop. Internally briefly comprises of entrance storm porch, open plan lobby and dining area, sitting room, breakfast kitchen, pantry, guest cloakroom, large garden room and wet room. To the first floor are four bedrooms and a family bathroom.

LOCATION

The property's location in Mickleover gives easy access to a nearby parade of shops at the heart of the village including a large supermarket, restaurants, public houses and further range of amenities. There is excellent schooling at all levels within easy reach and the property has easy access to pleasant open countryside. It also provides swift onward travel to the main motorway network and the Royal Derby Hospital.

ACCOMMODATION

ON THE GROUND FLOOR

Upvc front door providing access to:

STORM PORCH 1.60m x 0.83m (5'3" x 2'9")

With door leading into:

OPEN PLAN ENTRANCE LOBBY/DINING AREA

DINING AREA 3.78m x 3.73m (12'5" x 12'3")

Upvc sealed unit double glazed window to front with adjacent double glazed bay window in hard wood frame to front. Feature fireplace with tiled hearth incorporating coal effect fire. Radiator, decorative ceiling rose, coved cornice and dado railing. Staircase leading to first floor and doors off.

SITTING ROOM 4.85m x 3.71m (15'11" x 12'2")

Feature fireplace with electric fire, radiator, decorative ceiling rose and coved cornice, upvc sealed unit double glazed windows to front, side and rear.

BREAKFAST KITCHEN 3.77m x 3.72m (12'4" x 12'2")

Roll edge preparation surfaces with inset stainless steel sink unit, matching up-stand, range of cupboards and drawers under, space and plumbing for washing machine, fridge freezer and other white goods. Four ring gas hob with extractor hood over, complementary wall mounted cupboards with Baxi boiler. Concertina door providing access to:

PANTRY 1.08m x 0.96m (3'7" x 3'2")

Power, lighting, glazed window to side.

GARDEN ROOM 5.5m x 3.11m max (18'1" x 10'2" max)

Radiator, electric heating radiator, upvc sealed unit double glazed window and matching french doors to rear garden and wooden door to:

GUEST CLOAKROOM 1.18m x 0.96m (3'10" x 3'2")

Comprising pedestal wash hand basin, tiled splash back, low level w.c, electric extractor fan.



WET ROOM 2.89m x 2.40m (9'6" x 7'10")

White suite comprising wall mounted wash hand basin, low level w.c, chrome mains shower, radiator, upvc sealed unit double glazed opaque window to rear.

ON THE FIRST FLOOR

LANDING

Upvc sealed unit double glazed window to rear, radiator, decorative dado railing and doors off.

BEDROOM ONE 4.89m x 3.71m max (16'1" x 12'2" max)

Upvc sealed unit double glazed windows to front, side and rear. Radiator and built in wardrobe.

BEDROOM TWO 3.79m x 3.72m (12'5" x 12'2")

Radiator and upvc sealed unit double glazed windows to front and side.

BEDROOM THREE 3.71m x 1.83m (12'2" x 6'0")

Radiator, upvc sealed unit double glazed window to side and trap door access to:

MOST USEFUL LOFT SPACE

Partially boarded with roof-lights. Offering potential for conversion (subject to necessary planning consent)

BEDROOM FOUR 2.37m x 2.32m (7'9" x 7'7")

Radiator, upvc sealed unit double glazed window to front.

FAMILY BATHROOM 3.72m x 1.82m (12'2" x 6'0")

Partially tiled and having a white suite comprising, pedestal wash hand basin, low level w.c., bidet, bath with hand-held shower attachment. Wooden frame double glazed window to rear, radiator and useful built in airing cupboard.

OUTSIDE & GARDEN

Outside the property occupies a fabulous corner plot with driveway providing off street parking for multiple vehicles leading to:

DOUBLE GARAGE 4.93m x 5.96m (16'2" x 19'7")

With wooden folding doors having power and lighting.

To the rear of the property is a well established mature private garden with well stocked herbaceous borders. Having a block paved patio seating area, lawn area and raised pond. To the side of the property, pathway leads to a most useful:

WORKSHOP 7.79m x 2.76m (25'7" x 9'1")

Having power and lighting.

GREENHOUSE 2.5m x 3.34m (8'2" x 10'11")

Conservatory style greenhouse with double glazed upvc windows and doors.

COUNCIL TAX BAND

Derby City - E

DIRECTIONAL NOTE

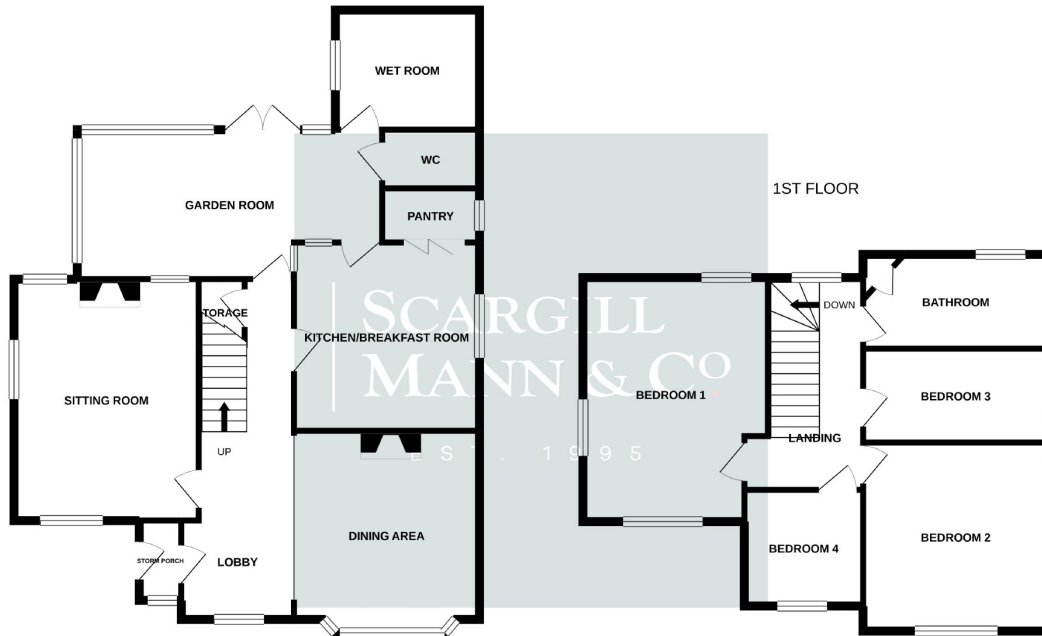
From Derby, proceed via the main Uttoxeter Road travelling to Mickleover. When entering Mickleover centre by the Nags Head public house take the turning right at the traffic island into Station Road. After approximately half a mile the property is situated on the left hand side, situated on the corner after the turning into Hope Avenue.

VIEWING

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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