

SCARGILL MANN & CO.

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49 Muirfield Drive Mickleover, Derby, DE3 9YF



Substantial executive five bedroom detached residence, enjoying arguably one of Mickleover's more favoured locations

- Swift access to The Royal Derby Hospital and many other employment opportunities • Well presented to a good standard and specification • Gas central heating and double glazing • Hall and guest cloakroom • Full length lounge • Snug/family room • Luxuriously fitted kitchen with utility and adjacent dining room • Master bedroom with wardrobes and en-suite shower room • Guest bedroom two with wardrobes and en-suite • Three additional bedrooms and a family bathroom to first floor • Low maintenance garden with large timber summer house • Garage/storage • Driveway to front
- **VIEWING RECOMMENDED** •

Price £575,000



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GENERAL INFORMATION

A superbly appointed substantial family executive home enjoying a favoured location on this popular residential development offering five well proportioned double bedrooms and with the benefit of double glazing and gas central heating. The property is constructed to modern designs of brick and tile and provides a low maintenance accommodation.

Internally the property provides, wide reception hallway with stairs to the first floor off, guest cloakroom, full length lounge with magnificent feature fireplace and french doors providing access to the delightful garden, useful snug/family room (currently used as a TV room), a formal dining room adjacent to the well appointed fully fitted kitchen with high gloss fitted units and granite work surfaces and a separate utility room. Off the passage first floor landing access is gained to the master bedroom and guest bedroom two both of which are of good proportions and enjoy fitted wardrobes and en-suite shower rooms. There are three additional double bedrooms and a stylish family bathroom.

Outside is a low maintenance garden with decorative patio, large timber summer house with full power and lighting (ideal for a home office or games room). There is ample off road parking to front and the garage is converted into a store but could easily be converted back into a single garage.

The sale provides a very enviable opportunity for a discerning purchaser to acquire this substantial detached residence in a popular location and therefore a viewing is strongly recommended.

LOCATION

The property is situated on a popular residential development arguably one of Mickleover's finest and enjoys fast access to the golf course, well-respected local schools of Littleover Community, Derby High and Derby Grammar for Boys. There is swift access provided to The Royal Derby Hospital and other employment opportunities and major networks.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALLWAY

With stairs to the first floor off, coving, radiator with decorative cover.

GUEST CLOAKROOM

Tiled flooring comprising, low level w.c., pedestal wash hand basin, tiled surrounds, heated chrome towel rail.

FULL LENGTH LOUNGE 7.8m x 3.8m (25'7" x 12'6")

Decorative Louis XIV style feature stone fireplace with cast iron insert and hearth incorporating gas coal effect fire and raised hearth, radiator, Amtico flooring, decorative coving, french doors providing access to rear garden.



WELL APPOINTED FITTED KITCHEN 4.89m x 4.11m (16'1" x 13'6")

High gloss fitted units offering stainless steel 1½ bowl inset sink unit with mixer tap over, high gloss base units, cupboards and drawers with granite work surfaces over, complementary wall mounted cupboards, central island with base storage cupboards under, large gas and electric range type cooker with large extractor hood over, integrated dishwasher, built in fridge freezer, door to the rear off, Amtico flooring, radiator.

UTILITY ROOM 4.5m x 2.5m (14'9" x 8'2")

Laminate flooring, shelving, plumbing for automatic washing machine, courtesy door to garage.

ADJACENT FORMAL DINING ROOM 4.37m x 3.13m (14'4" x 10'3")

Decorative coving.

SNUG/FAMILY ROOM 4.7m x 2.42m (15'5" x 7'11")

Radiator, built in storage cupboard.

ON THE FIRST FLOOR

GALLERIED LANDING

Built in airing cupboard housing the lagged hot water cylinder and immersion heater.

MASTER BEDROOM 4.15m x 3.9m (13'7" x 12'10")

Fully fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM

Vanity wash hand basin, low level w.c., shower cubicle with glazed screen, tiled surrounds, heated chrome towel rail, electric shaver point, extractor fan.

GUEST BEDROOM TWO 4.22m x 3.17m (13'10" x 10'5")

Built in wardrobes, radiator, laminate flooring.

EN-SUITE SHOWER ROOM

Vanity wash hand basin, low level w.c., shower cubicle with glazed screen, tiled surrounds, tiled flooring, radiator.

DOUBLE BEDROOM THREE 2.96m x 2.42m (9'9" x 7'11")

Laminate flooring, radiator.

DOUBLE BEDROOM FOUR 4.62m x 2.78m (15'2" x 9'1")

Built in wardrobes, radiator.

DOUBLE BEDROOM FIVE 3.44m x 2.62m (11'3" x 8'7")

Radiator.

STYLISH FAMILY BATHROOM

Comprising, low level w.c., pedestal wash hand basin, panel bath with curved glazed screen and shower over, tiled surrounds, heated chrome towel rail, tiled flooring, decorative spotlighting, extractor fan.

OUTSIDE & GARDENS

Driveway with ample off road parking leading to:

GARAGE/STORE 2.68m x 2.28m (8'10" x 7'6")

Currently used as a store but could be converted back into a single garage, with power, lighting and integral door to the utility room.



To the rear is a low maintenance garden with paved patio giving access to a:

LARGE TIMBER SUMMERHOUSE 5.07m x 4.45m (16'8" x 14'7")

Full power and lighting. An ideal home office or hobby house.

COUNCIL TAX BAND

Derby City

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling past The Royal Derby Hospital and upon entering Mickleover take the turning left into Muirfield Drive. Follow Muirfield Drive around for approximately for ¼ of mile the property will be situated on the left hand side.

VIEWING

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



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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