



15 Darwin Road
Mickleover
Derby
DE3 9HT

£265,000

- No Upward Chain
- Gas central heating and double glazing
- Hall and guest cloakroom
- Lounge and extended dining room
- Conservatory and fitted kitchen
- Three good sized bedrooms and a modern shower room to the first floor
- Delightful low maintenance private garden
- Large garage
- Off road parking
- VIEWING RECOMMENDED

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Occupying a much sought after and pleasant locality within the highly favoured residential district known as Mickleover. This stylish, extended three bedroom semi-detached property is offered for sale with gas central heating, double glazing and no upward chain.

Internally the property has been well maintained to a very high standard and specification and enjoys the benefit of a small enclosed porch leading to a good sized hallway. There is a superb lounge with feature fireplace, extended dining room with marble fireplace, separate conservatory and well appointed fitted kitchen. Door into Guest Cloakroom. To the first floor off a passage landing access is gained to three bedrooms, two of which have the benefit of fitted wardrobes and a stylish modern shower room.

Outside, there is an attractively landscaped garden laid mainly to lawns with patios, flowering beds and borders. There is a good sized garage with gated entrance and off-road parking.

The sale provides a good opportunity for a discerning purchaser to acquire this sensibly priced three bedroom semi-detached property in a highly favoured location and a viewing is recommended.

LOCATION

Mickleover boasts a wide and varied range of enviable local facilities, the property has particular ease of access to local pubs, shops, schools and parks.

ACCOMMODATION

ON THE GROUND FLOOR

ENCLOSED PORCH

Upvc door to front providing access to:

HALLWAY

Stairs to the first floor off, radiator, decorative coving.





LOUNGE

13'5" x 12'2"

Feature Adam style pine fireplace with marble insert and hearth incorporating gas fire, decorative coving, radiator.

EXTENDED DINING ROOM

12'4" x 12'0" plus 9'2" x 8'6"

Marble feature fireplace, decorative coving, radiator. Door to:

GUEST CLOAKROOM

Comprising, low level w.c., wash hand basin and tiled floor.

CONSERVATORY

9'4" x 8'8"

Tiled flooring, french door providing access to the rear garden and patio door leading to the inner dining room.

WELLAPPOINTED KITCHEN

9'2" x 7'3"

1½ bowl inset sink unit with mixer tap over, base cupboard under, range of base cupboards and drawer units, work surfaces over, tiled surrounds, concealed cupboard housing fridge, inset gas hob with extractor hood over, built in electric oven in matching housing unit, plumbing for automatic washing machine, door to the rear off, tiled flooring.

ON THE FIRST FLOOR



PASSAGE LANDING

With doors off.

BEDROOM ONE

15'9" x 9'0"

Full length fitted wardrobes with hanging shelving, radiator.

BEDROOM TWO

11'10" x 10'2"

Built in wardrobes, sliding mirrored doors to front, radiator.

BEDROOM THREE

8'10" x 7'7"

Radiator, built in storage cupboard.

STYLISH MODERN SHOWER ROOM

Comprising, low level w.c., pedestal wash hand basin, shower cubicle with tiled surrounds and flooring, radiator, extractor fan.

OUTSIDE & GARDENS

.....

There is a gated driveway providing off road parking leading to a:

DETACHED GARAGE

With wooden doors.



.....

To the rear is a landscaped garden mainly laid to lawn with patio, decking, flowering beds and borders.

COUNCIL TAX BAND

Derby City - C.

DIRECTIONAL NOTE

.....

From Derby proceed via the main Uttoxeter Road travelling past the Royal Derby Hospital and into Mickleover taking the turning right into Western Road. Take the second turning right into Brisbane Road and third left into Darwin Road and the property will be situated on the right hand side identified by our 'for sale' board.

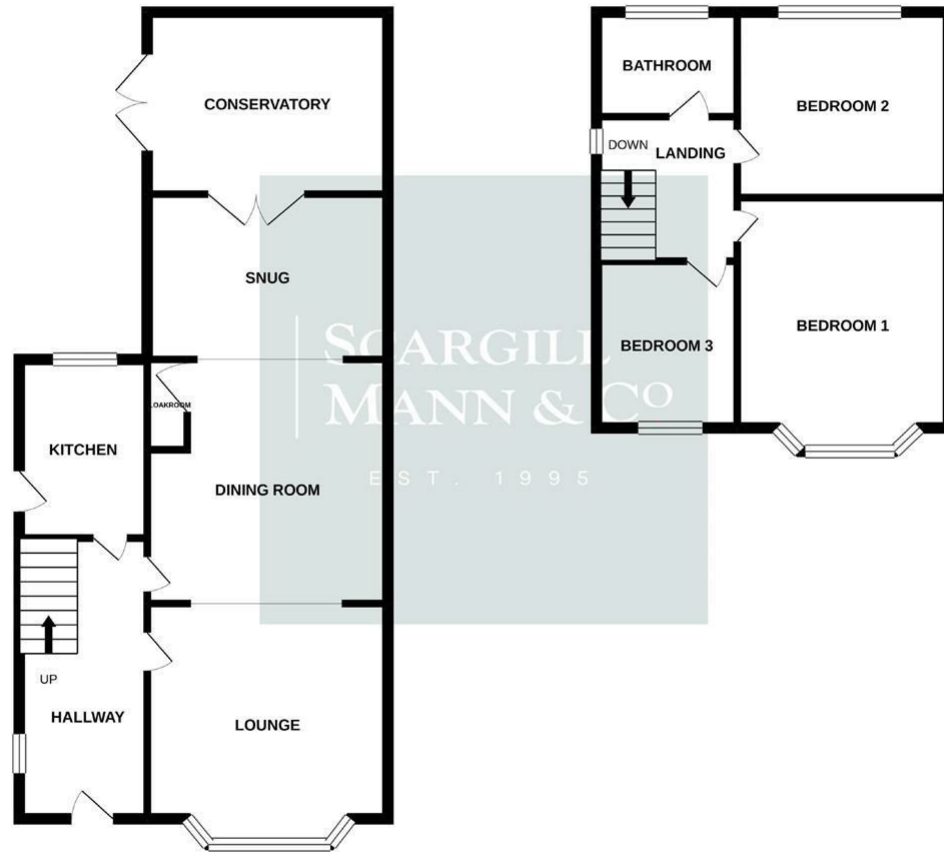
VIEWING

.....

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

GROUND FLOOR

1ST 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.
Made with Metrebox ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ASHBOURNE

8 Market Place
Ashbourne
Derbyshire
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

DERBY

4 St James's Street
Derby
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

MATLOCK

3 Parkside
Olde English Road, Off Dale Road
Matlock
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

DERBY LETTINGS

4 St James's Street
Derby
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

www.scargillmann.co.uk