



6 Seaton Close
Mickleover
Derbyshire
DE3 0QH

£219,950

- Sought after location
- Front and rear gardens
- Driveway and single garage
- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Three bedrooms
- Bathroom
- Gas central heating and upvc

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Enjoying a cul-de-sac position this modern three bedroom semi-detached situated in a quiet cul-de-sac within easy reach of local amenities. The property enjoys gas central heating and upvc double glazing.

Internally it comprises, entrance hall, sitting room, dining room and fitted kitchen. To the first floor there are two double bedrooms, a single bedroom and a family bathroom.

Outside, to the rear of the property is a lawned garden. The property is set back from the road within a quiet cul-de-sac location behind a lawned foregarden with adjacent driveway leading to a single garage.

LOCATION

Mickleover boasts a vibrant centre offering an excellent range of amenities including a large supermarket, cafés, restaurants, doctors' surgery, good schooling within the suburb both at primary and secondary. There is easy access to Derby City centre as well as the A52 and A50. The property also gives easy access to the Royal Derby Hospital, Rolls-Royce and Toyota.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With upvc double glazed and panel entrance door, radiator and stairs to the first floor, door to:

SITTING ROOM

4.1m x 3.85m

Chimney breast with feature fireplace, double radiator, telephone points, upvc double glazed windows to the front elevation, useful downstairs storage cupboard, archway leading to:

DINING ROOM

3.17m x 2.55m

Radiator, sealed unit double glazed sliding patio door to the rear garden.





KITCHEN

3.18m x 2.25m

Range of fitted base and wall units, roll edge laminate preparation surfaces, inset stainless steel sink unit with drainer board, upvc double glazed window to the side and matching panel door to the rear garden.

ON THE FIRST FLOOR

LANDING

Upvc double glazed window to the side.

BEDROOM ONE

3.98m x 2.68m

Built in wardrobes, radiator, upvc double glazed window to the front.

BEDROOM TWO

2.85m x 2.83m

Radiator, built in wardrobe, upvc double glazed window to the rear.

BEDROOM THREE

3.12m x 2.06m

Radiator, over stairs storage cupboard, upvc double glazed window to the rear.

BATHROOM

White suite comprising, panel bath with electric shower over, pedestal wash hand basin, low flush w.c., radiator, sealed unit double glazed window to the rear, ceramic wall tiling, extractor fan.

OUTSIDE & GARDENS

To the rear is a low maintenance lawned garden with well stocked borders. The driveway to the front provides ample off-road parking leading to a single garage with up and over door and double glazed window to the side. The property is set back from a quiet cul-de-sac behind a low maintenance lawned foregarden.

COUNCIL TAX BAND

Derby City - B.

DIRECTIONAL NOTES

From Derby proceed out of town along Curzon Street joining Uttoxeter Road and eventually passing by the Royal Derby Hospital into Mickleover village centre. Turn right at the traffic island onto Station Road. Eventually take the turning left into Ladybank Road, continuing past The Honeycomb public house before turning left into Draycott Drive, take the second turning right into Seaton Close and the property will be located on the right hand side as denoted by our 'for sale' board.

VIEWING

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

Ground Floor



First Floor



6 Seaton Close, Mickleover, DE3 0QH

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(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	

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