

SCARGILL
MANN & CO

EST. 1995



53 Chestnut Avenue

Mickleover, Derby, DE3 9FS

£495,000



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GENERAL INFORMATION

THE PROPERTY

Situated on this favoured Avenue is this superior and individual-designed detached bungalow. The spacious and superbly presented accommodation, which is gas centrally heated and double glazed, offers two/three double bedrooms with fitted furniture in two bedrooms, an En suite to the principal bedroom, and a light and airy lounge with a sliding patio opening into a lovely conservatory. The kitchen is well-fitted and offers space for a kitchen table and chairs. There's a utility room, guest cloakroom, and bathroom with a four-piece suite.

OUTSIDE

Outside to the front of the property is a block paved driveway offering ample parking and leading to a spacious garage with a remote door. A wrought iron gate to the side leads to a well-manicured and neat garden with a shaped lawn, mature herbaceous borders and a patio. Viewing of this superb property is strongly recommended.

LOCATION

Mickleover is an extremely popular residential suburb of Derby, approximately four miles from the city centre, providing a first-class range of local amenities, including a supermarket and a good range of shops. Excellent educational facilities are available at both primary and secondary levels. Leisure facilities include Mickleover golf course, and excellent transport links are close by, including easy access to the A38 and A50 leading to the M1 motorway. The property is convenient for the University of Derby, Royal Derby Hospital and Toyota.

ACCOMMODATION

Entrance door with glazed screen opening into hallway:

HALLWAY

5'9" x 3'5" (1.76 x 1.04)

Having a further door with glazed panel opening through to the main reception hallway:

T SHAPED HALLWAY

5'1" width x 22'8" x 5'6" x 9'7" (1.55 width x 6.91 x 1.67 x 2.91)

Has attractive ornamental coving to ceiling, wall light points, radiator, there are two windows to the front aspect, useful storage cupboard and all doors lead off:

LOUNGE

13'0" into chimney breast x 17'2" (3.96 into chimney breast x 5.22)

Two windows to either side aspects looking out over the patio and gardens, There is a feature fire surround with gas fire inset and sliding patio doors opening through to the conservatory:

CONSERVATORY

12'0" to french doors x 12'9" (3.65 to french doors x 3.88)

Has a tiled flooring, French doors leading out to the rear garden, radiator and wall light points.

DINING ROOM/FURTHER BEDROOM

13'0" x 11'6" excluding bay x 13'8" including bay (3.95 x 3.51 excluding bay x 4.17 including bay)

Has ornamental coving to the ceiling, radiator, bay window to the front aspect.

FITTED KITCHEN

12'4" to window x 12'6" (3.75 to window x 3.82)

Is fitted with a range of base cupboards and matching wall mounted cabinets, integrated appliances include a Neff oven and a second oven, Neff dishwasher and fridge and freezer, worktops incorporate a four ring gas hob, sink and side drainer with mixer taps over, window looking out over the garden, recess ceiling down lights, under unit lighting and radiator. There is ample space for kitchen table and chairs and a further door leads through to the utility room:

UTILITY ROOM

6'2" x 8'10" to window (1.87 x 2.68 to window)

Has a window to the rear aspect, door to the side aspect, base unit with worktop over with stainless steel sink and side drainer, there is provision for washing machine and tumble dryer, the domestic hot water and central heating Worcester Bosch boiler is housed here, a door leads off to guest cloakroom:

CLOAKROOM

6'1" x 2'10" (1.86 x 0.87)

Has a high line window to the side aspect, W.C and wall mounted hand wash basin with splashback, ceiling light point and radiator.

PRINCIPAL BEDROOM

12'6" x 15'2" to the wardrobe door front (3.81 x 4.62 to the wardrobe door front)

Has a window to the side aspect, radiator, coving to ceiling and fitted with a range of three double built in wardrobes providing hanging space and shelving and matching drawers and dressing table units, a door leads through to the En suite shower room.

ENSUITE SHOWER ROOM

5'9" min x 8'10" to the rear of shower enclosure (1.76 min x 2.68 to the rear of shower enclosure)

Has a window to the side aspect, pedestal hand wash basin, W.C and a fully tiled shower enclosure with glazed door, there are tiled surrounds, radiator and ceiling light point.

Tel: 01283548194

BEDROOM TWO

12'8" to wardrobe doors x 10'8" (3.86 to wardrobe doors x 3.25)

Has coving to ceiling, radiator, window looking out to the rear garden and fitted wardrobe providing hanging space and shelving

BATHROOM

6'9" x 11'1" to window (2.06 x 3.38 to window)

Has a corner bath with period style mixer taps, pedestal hand wash basin and high line W.C, there is a further separate fully tiled shower enclosure, loft access point, radiator, tiled surrounds and an obscure window to the side aspect.

OUTSIDE.

The property sits back off Chestnut behind a block paved driveway providing ample parking and leading to a large garage with remote up and over door, power and light. There is pedestrian access down both sides of the bungalow and opens up into an attractive and well landscaped rear garden with mature shrubs, shaped lawn and paved patio.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

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.

CURRENT UTILITY SUPPLIERS

Water - Severn Trent

Gas - Octopus

Electric - Octopus

Sewage

Broadband supplier - Was Talk Talk

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

COUNCIL TAX BAND

Derby Council - Band D

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024)/A

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

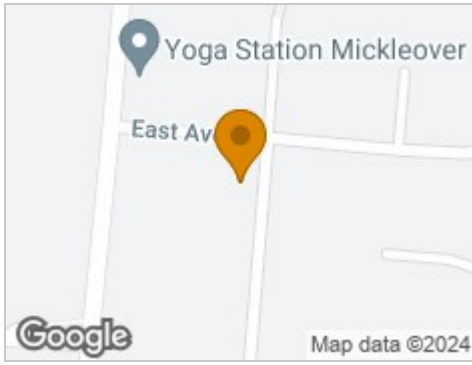
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>



Road Map



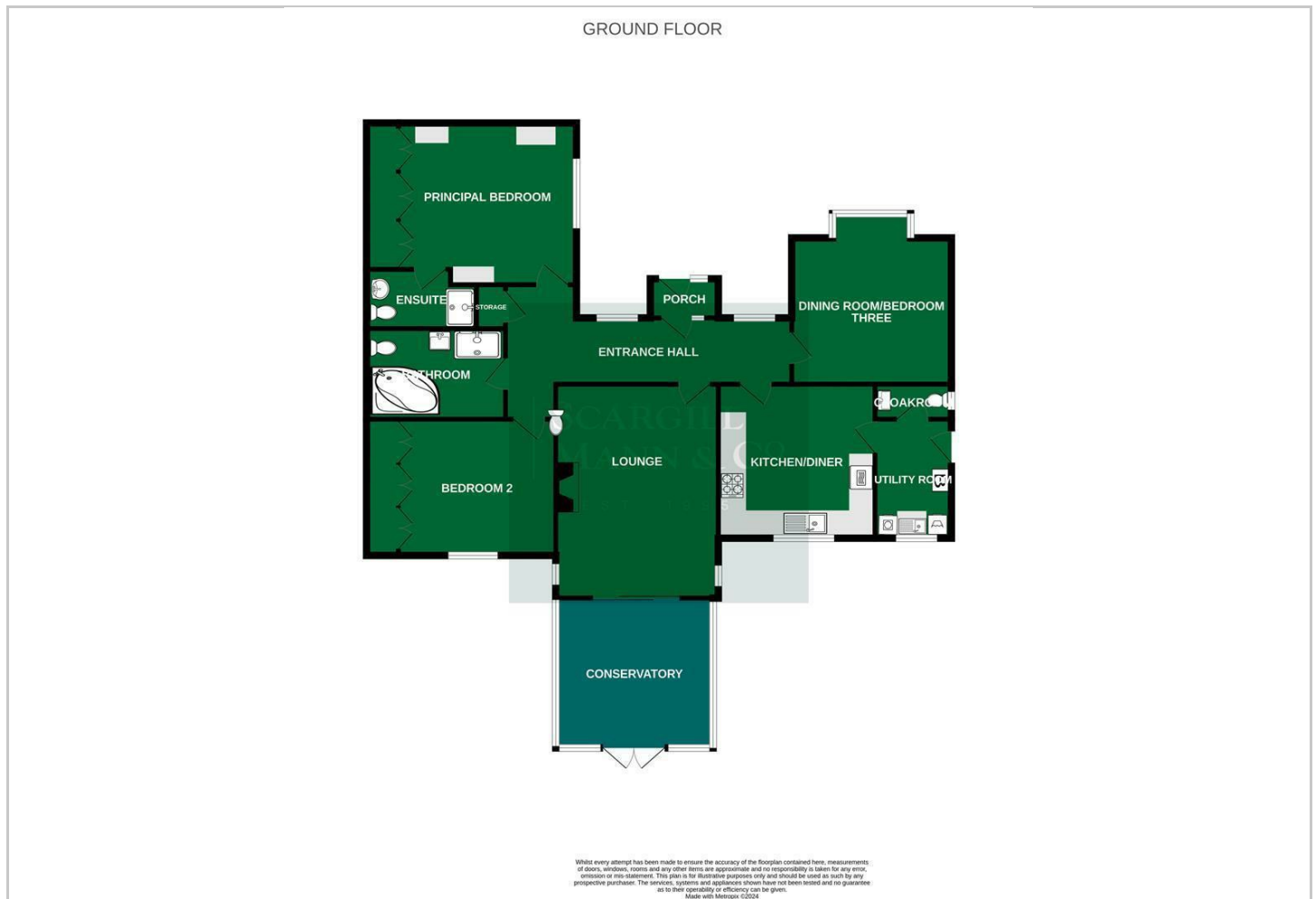
Hybrid Map



Terrain Map



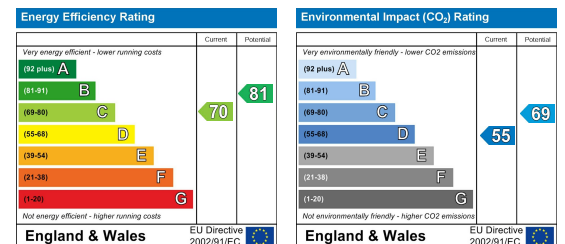
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.