

SCARGILL
MANN & CO

EST. 1995



37 Girton Way

Mickleover, Derby, DE3 9DG

Price Guide £275,000



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GENERAL INFORMATION

THE PROPERTY

A superb three-storey semi-detached residence situated close to Derby Royal Hospital. The spacious accommodation arranged over three floors offers flexible, gas centrally heated, and double-glazed accommodation. The entrance door opens into a hallway with a superb open-plan living kitchen with French doors leading out into the garden, a guest cloakroom and stairs off to the second floor where a lounge and principal bedroom with ensuite are found. On the second floor are three bedrooms; one is currently set up as a dressing room, and a family bathroom with a panelled bath and separate shower enclosure.

Outside to the front is a lawn with an adjacent driveway leading to a garage. A gate leads down the side to the rear enclosed low-maintenance garden.

LOCATION

Girton Way is an ideal location. Close to major roads, Derby Royal Hospital and local convenience stores and supermarkets.

ACCOMMODATION

Entrance door opening through to hallway:

HALLWAY

15'0" x 3'10" (4.59m x 1.18m)

Has stairs to first floor, door to living kitchen, useful storage cupboard, ideal for coats and boots and a further door that opens through to guest cloakroom

GUEST CLOAKROOM

5'1" length x 2'11" width (1.55m length x 0.9 width)

Has a pedestal hand wash basin with tiled splashbacks, W.C., ceiling light point and radiator.

OPEN PLAN LIVING AND KITCHEN AREA

LIVING AREA

11'6" x 8'7" living area (3.53m x 2.64m living area)

Having French windows out to terrace, recessed ceiling down lights and opening into the kitchen area. There is also a wall mounted electric fire.

KITCHEN AREA

17'8" to window x 7'4" kitchen area (5.41m to window x 2.25m kitchen area)

Is fitted with a good range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring gas hob and

one and a quarter stainless steel sink with side drainer, there are attractive tiled splashbacks, integrated double oven, provision for washing machine, space for dishwasher and a further space for an American style fridge freezer if required. There is ample space for breakfast table and chairs, radiator, recessed ceiling down lights and a door that opens through to the garage.

FIRST FLOOR

LANDING

With door opening through to the:

LOUNGE

16'2" x 14'7" max to window 10'9" min (4.93m x 4.45m max to window 3.29 min)

There are two windows to the rear aspect, radiator and ceiling light points.

BEDROOM ONE

11'6" max 8'2" min x 15'0" to window (3.51m max 2.5m min x 4.58m to window)

Window to the front aspect, radiator, recessed ceiling down lights and door to the utility

ENSUITE SHOWER ROOM

4'3" x 7'7" to the back of the shower (1.31m x 2.33m to the back of the shower)

Has a pedestal hand wash basin with tiled splashbacks, W.C., and fully tiled shower enclosure with sliding glazed doors.

SECOND FLOOR

LANDING

With a cupboard housing the domestic hot water and central heating tank and providing space for linen storage, door leads off to:

BEDROOM TWO

8'1" x 15'2" (2.48m x 4.63m)

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM THREE

14'4" to window x 8'2" (4.38m to window x 2.49m)

Has a radiator, ceiling light point and window looking out over the rear garden.

BEDROOM FOUR/DRESSING ROOM

10'10" x 5'7" from wardrobe to wall (3.32m x 1.71m from wardrobe to wall)

This bedroom is currently set up as a dressing room, has a window

Tel: 01283548194

out to the rear aspect, radiator and a good range of fitted wardrobes providing hanging space, shelving with internal drawer units also included.

BATHROOM

7'8" to window x 7'8" width (2.35m to window x 2.36m width)

Has a panelled bath with tiled surrounds, pedestal hand wash basin with tiled splashbacks, W.C., there is also a fully tiled corner shower enclosure with glazed sliding doors, a window looks out over the front aspect, ceiling light point and radiator.

OUTSIDE

The front of the property sits back off Girton Way with a Tarmacadam driveway with gravel board paved path and lawn. The rear garden is fully enclosed and is low maintenance with a paved patio area, steps rising to further paved garden. There are raised shrub borders with slate.

CONDITION 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.

BROAD BAND SPEEDS

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

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

COUNCIL TAX BAND

Derby City

FLOOD DEFENSE

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/>

TENURE

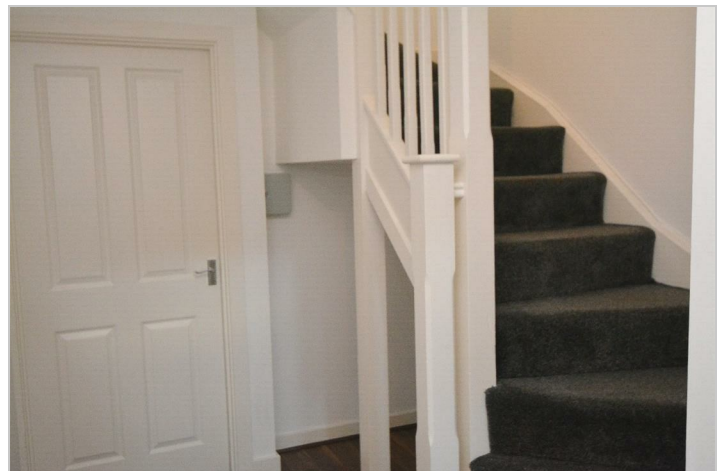
FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

SCHOOLS

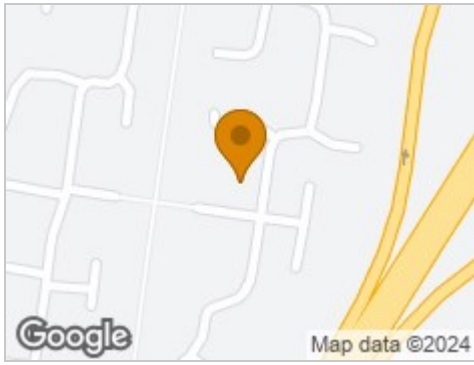
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<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024)
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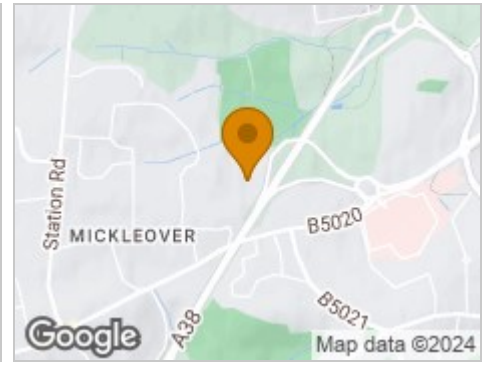
Road Map



Hybrid Map



Terrain Map



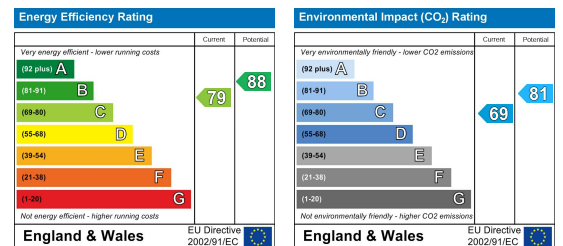
Floor Plan



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.