

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

8 Kensey Road Mickleover, Derby, DE3 0AB



Modern executive four bedroom detached family home, enjoying a fine position on the edge of this improving residential development

- John Port Academy catchment • Executive detached family home • Swift access to excellent facilities • Gas central heating and double glazing • Entrance hall and guest cloakroom • Large lounge and separate study • Living kitchen and separate utility room • Master bedroom with en-suite shower room • Three further bedrooms and a family bathroom to first floor • Single garage and driveway • Pleasant gardens
- **VIEWING ESSENTIAL** •

Price £419,995



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GENERAL INFORMATION

Occupying a pleasant position on the edge of this improving residential development this highly appealing double fronted four bedroom executive detached residence being superbly presented to a high standard and specification with upgrades to many of the kitchen appliances.

The property itself enjoys the benefit of double glazing and gas central heating an internally comprises, a good sized reception hall with guest cloakroom and separate study, there is a large living room, a well appointed family living kitchen and good sized utility room. To the first floor off a spacious landing access is gained to the principal bedroom which has been well appointed with a full range of fitted wardrobes and a luxury en-suite shower room. There are three additional double bedrooms and a large family bathroom with four piece suite including a shower.

Outside, is a mainly lawned garden with patio being private and to the front there is a neat foregarden with access to a single garage.

The sale provides a good opportunity to acquire this stylish family home in a popular residential location and therefore a viewing can strongly be recommended.

LOCATION

The property is situated on this new residential development which is within South Derbyshire and

therefore is within the catchment area of John Port Academy in Etwell. There are local facilities close at hand in the centre of Mickleover including restaurants, bars, comprehensive shopping, additional recreational facilities and doctors surgeries.

ACCOMMODATION

ON THE GROUND FLOOR

RECEPTION HALLWAY

With stairs to the first floor, radiator.

GUEST CLOAKROOM

Comprising, low level w.c., wash hand basin, radiator and understairs storage cupboard.

STUDY 2.8m x 2.35m (9'2" x 7'9")

Radiator.

LOUNGE 5.75m x 3.7m (18'10" x 12'2")

Two radiators, wall mounted TV point.

LIVING KITCHEN 6.1m max x 4.32m (20'0" max x 14'2")

Comprising:

DINING AREA

French doors with glazed side screen leading to rear garden.

KITCHEN AREA

Well appointed fitted kitchen having 1½ bowl inset sink unit with base cupboard under, mixer tap over, full range of base and drawer units with high gloss finish, work surfaces over and up-stand, inset six ring gas hob with extractor hood over, integrated fridge



freezer and dishwasher, tall food/broom cupboard, complementary wall mounted cupboards, plumbing for American style fridge freezer (available by separate negotiation), Karndean flooring and two radiators.

ADJACENT UTILITY ROOM 2.5m x 1.3m (8'2" x 4'3")

Radiator, inset sink unit and base cupboard under, work surfaces over, up-stands, complementary wall mounted cupboards, boiler providing domestic hot water and servicing the central heating system, plumbing for automatic washing machine, tumble dryer point, door to the rear off, Karndean flooring.

ON THE FIRST FLOOR

SPACIOUS LANDING

MASTER BEDROOM 3.97m x 3.69m (13'0" x 12'1")

Fitted with a full range of built in wardrobes, radiator.

LUXURY EN-SUITE SHOWER ROOM

Comprising, low level w.c, pedestal wash hand basin, shower cubicle, tiled surrounds, spotlighting, extractor fan, heated chrome towel rail.

DOUBLE BEDROOM TWO 4m x 2.83m (13'1" x 9'3")

Radiator.

DOUBLE BEDROOM THREE 4.38m x 3.09m (14'4" x 10'2")

Radiator.

DOUBLE BEDROOM FOUR 3.16m x 2.88m (10'4" x 9'5")

Radiator.

FOUR PIECE FAMILY BATHROOM

Comprising, low level w.c, pedestal wash hand basin, panel bath, separate shower cubicle, heated towel rail, spotlighting, extractor fan.

OUTSIDE & GARDENS

There is a neat foregarden with lawns and hedging with off road parking leading to the:

SINGLE GARAGE 5m x 2.5m (16'5" x 8'2")

With power and lighting, up and over door.

There is an easy to manage rear garden with lawn and patio area.

COUNCIL TAX BAND

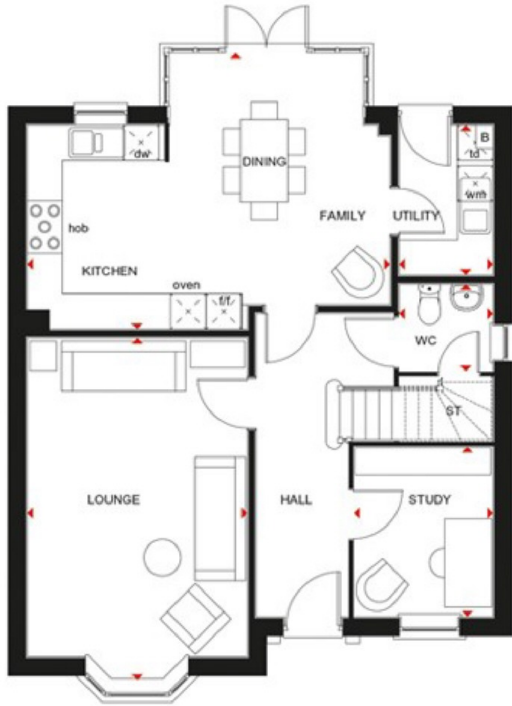
South Derbyshire District Council - Band E.

DIRECTIONAL NOTE

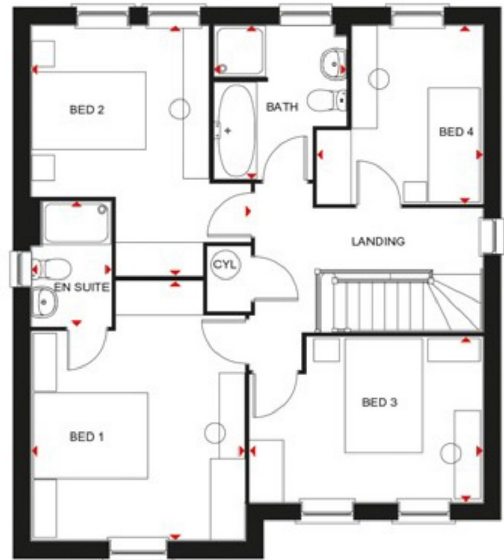
From Derby proceed via the main Uttoxeter Road travelling to Mickleover. Travelling through the centre and continuing to join the A516. At the new traffic island take the turning right into Kensey Road and the property is situated on the right hand side.

VIEWING

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



Ground



First



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		85	93
England & Wales		EU Directive 2002/91/EC	

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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