

SCARGILL MANN & CO.

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21 West Drive Mickleover, Derby, DE3 0EX



Beautiful extended 1930's built traditional detached residence occupying a fabulous location off Station Road in Mickleover

- Ideal family home • Much character throughout • Double glazing and gas central heating • Entrance hall with oak flooring • Guest cloakroom • Lounge to front • Dining room to rear • Large family room/study • Open plan kitchen with utility off • Feature semi-galleried landing • Master bedroom with en-suite shower room • Three further bedrooms and bathroom • Beautiful mature rear garden • Double width driveway and large garage
- **VIEWING ESSENTIAL** •

Price £450,000



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GENERAL INFORMATION

This is a beautiful 1930's built traditional detached residence in a prime position off Station Road in Mickleover. The property occupies a mature plot with a varied selection of plants, trees, fruit trees and shrubs. There is a double width driveway to front and large garage.

Internally the property has double glazing and gas central heating with entrance hall, guest cloakroom, lounge to front, rear dining room leading to garden, large family room/study and fitted kitchen with utility off. The first floor semi-galleried landing leads to master bedroom with en-suite shower room, three further bedrooms and bathroom.

LOCATION

The property's location in Mickleover gives easy access to a nearby parade of shops at the heart of the village including a large supermarket, restaurants, public houses and further range of amenities. There is excellent schooling at all levels within easy reach and the property has easy access to pleasant open countryside. It also provides swift onward travel to the main motorway network and the Royal Derby Hospital.

ACCOMMODATION

ON THE GROUND FLOOR

French doors with matching side fan lights provides access to:

PORCH

With quarry tiled flooring and door to:

ENTRANCE HALL

With attractive oak flooring, radiator, feature staircase to first floor, leaded window to front and panel door to:

LOUNGE 4.53m x 4.02m (14'10" x 13'2")

Feature upvc double glazed and leaded bay window to front, exposed stone chimney breast with wooden mantel and raised slate hearth, radiator, TV, telephone points and Virgin cable, decorative coving, picture rail.

DINING ROOM 3.93m x 3.78m (12'11" x 12'5")

Polished wooden display mantle, marble effect hearth, radiator, picture rail, upvc double glazed sliding patio door to garden.

LARGE FAMILY ROOM/STUDY 5.72m x 3.39m (18'9" x 11'1")

Feature upvc double glazed and leaded bay window to front, radiator, picture rail, understairs cupboard.

KITCHEN 5.64m x 4.91m to 3.86m (18'6" x 16'1" to 12'8")

Partially sub-divided into two rooms, comprising:

KITCHEN AREA

With granite effect preparation surfaces having tiled surrounds, inset 1¼ sink unit with mixer tap, fitted base cupboard and drawers, complementary range of wall mounted cupboards, small breakfast bar, inset four plate Neff gas hob with extractor hood over and integrated Neff double fan assisted electric oven with grill, space suitable for fridge, freezer and dishwasher, recessed ceiling spotlighting, two upvc double glazed windows overlooking the garden.

UTILITY AREA

Again with granite effect preparation surfaces, inset sink unit with mixer tap, further range of fitted base cupboards and complementary wall mounted cupboards, space suitable for washing machine and tumble dryer, radiator, upvc double glazed door and window to garden and panel door to:

GUEST CLOAKROOM

White suite comprising, low flush w.c., wash hand basin, upvc double glazed window to side.



ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Feature balustrade, picture rail, panel door to:

MASTER BEDROOM 6.09m x 3.29m inc en-suite (20'0" x 10'10" inc en-suite)

Two radiators, picture rail, access to loft space, upvc double glazed and leaded window to front and window to rear, panel door to:

EN-SUITE SHOWER ROOM 2.29m x 1.29m (7'6" x 4'3")

Partially tiled with a white suite comprising low flush w.c., wash hand basin, cubicle with Triton shower, heated chrome towel rail/radiator, extractor fan, shaver point, upvc double glazed window to rear.

DOUBLE BEDROOM TWO 3.98m x 3.8m inc furniture (13'1" x 12'6" inc furniture)

Fitted with a range of furniture comprising, wardrobes, drawer units, dressing table and bedside cabinets, radiator, upvc double glazed and leaded window to side and matching window to corner.

DOUBLE BEDROOM THREE 3.92m x 3.75m (12'10" x 12'4")

Radiator, picture rail, upvc double glazed window to rear.

BEDROOM FOUR 2.93m x 2.27m (9'7" x 7'5")

Radiator, picture rail, upvc double glazed and leaded window to front and corner.

BATHROOM 2.34m x 2.03m (7'8" x 6'8")

Mainly tiled with a suite comprising, pedestal wash hand basin, panel bath with shower attachment and Mira shower over, chrome towel rail, shaver point, airing cupboard housing the gas fired boiler and radiator, separate w.c., with low flush w.c.

OUTSIDE & GARDENS

Outside the property occupies a fabulous plot on West Drive off Station Road. There is a beautiful well established mature foregarden with double width driveway leading to:

LARGE GARAGE 7.82m x 2.69m (25'8" x 8'10") (Height 2.31m) with power and lighting.

A gate to the side of the property leads to a very private rear garden screened by close lapped timber fencing and mixed hedging. It is a beautifully well stocked garden which truly blooms in the spring and summer and features a patio area immediately to the rear of the property, shaped lawn, numerous well stocked herbaceous borders containing plants, shrubs, rockery, conifer, hawthorn and mature oak trees as well as apple and pear trees. A decorative trellis screens a greenhouse (with mature vine) and vegetable plot to the foot of the garden. This is a fabulous garden which complements the internal accommodation.

COUNCIL TAX BAND

Derby City - D.

DIRECTIONAL NOTE

The approach from the Derby office is to proceed out of town heading south along Curzon Street joining Uttoxeter Road passing the hospital and straight into the heart of Mickleover village turning right into the mini traffic island onto Station Road and eventually left into West Drive where the property will be located on the left hand side.

VIEWING

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



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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