

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

6 Muirfield Drive Mickleover, Derby, DE3 9YA



Well-presented modern two bedroom detached bungalow with single garage and pleasant private manageable garden, within this ever popular residential location

- Well-presented detached bungalow • Immediate vacant possession • Ideal retirement home • Within easy reach of amenities and bus services to Derby • Entrance lobby • Good sized lounge • Breakfast kitchen • Conservatory • Dining room • Two bedrooms • Shower room • Driveway • Single garage • Pleasant private manageable garden
- **VIEWING RECOMMENDED** •

Price £295,000 - No Chain



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GENERAL INFORMATION

A modern styled two bedroomed detached bungalow occupying a pleasant position on this highly favoured residential development within easy reach of the comprehensive facilities and bus services servicing Derby and Mickleover, an ideal retirement bungalow.

The property is offered for sale with immediate vacant possession has been well-presented and provides lounge, dining room, well appointed fitted breakfast kitchen, conservatory, two good sized bedrooms and a re-furnished shower room.

Outside, is a most pleasant private garden with patio, lawns, well-stocked borders, timber shed, detached garage and additional car standing space via a long driveway.

The sale provides a good opportunity to acquire a well-positioned bungalow in a prestigious location and therefore viewing can be recommended.

LOCATION

Mickleover offers an excellent selection of shops, large supermarket, public houses, restaurants, schools at all levels and has an extremely good bus service, which runs regularly to the City centre.

Leisure facilities include Mickleover Golf Course and excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway.

ACCOMMODATION

ENTRANCE LOBBY

With doors off.

GOOD SIZED LOUNGE 4.83m x 3.41m (15'10" x 11'2")

Radiator.

WELL-APPOINTED BREAKFAST KITCHEN 4.49m x 3.13m (14'9" x 10'3")

Having ½ bowl inset sink unit with mixer tap over, base cupboard under, full range of base and drawer units with work surfaces over, tiled surround, complementary wall mounted cupboards, inset electric hob with extractor hood over, built in double oven and grill in matching housing unit, boiler servicing the central heating system and providing domestic hot water, plumbing for automatic washing machine, radiator and door the side off.

CONSERVATORY 3.5m x 2.93m (11'6" x 9'7")

Laminate flooring, radiator and patio door providing access to rear garden.

DINING ROOM 3.35m x 3m (11'0" x 9'10")

Patio door and radiator.

BEDROOM ONE 3m x 3m (9'10" x 9'10")

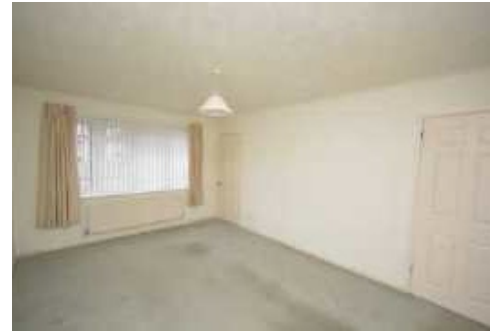
Built in wardrobes and radiator.

BEDROOM TWO 2.35m x 1.96m (7'9" x 6'5")

Radiator.

RE-FURNISHED SHOWER ROOM

Having walk-in shower with glazed side screen, tile surround and shower over, low level w.c., pedestal wash hand basin, radiator and extended large built in



airing cupboard.

OUTSIDE & GARDENS

Outside, is a well-presented garden with patio, lawns and well-stocked borders.

TIMBER GARDEN SHED

Included in the sale.

The foregarden enjoys a neat lawn area with good sized driveway providing ample car standing spaces to the front and side leading to:

SINGLE GARAGE 5.1m x 2.7m (16'9" x 8'10")

Power, lighting and up and over door.

COUNCIL TAX BAND

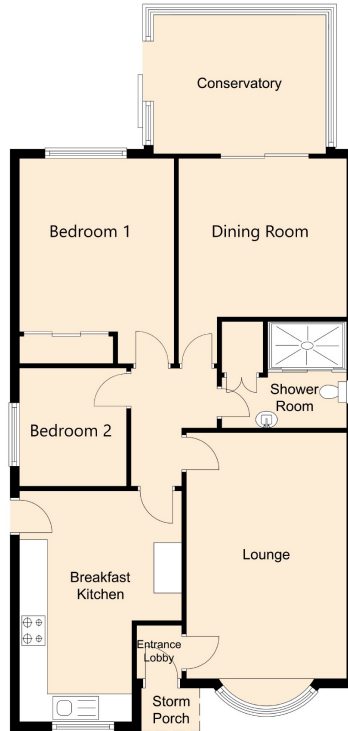
The rating authority for this property is under Derby City Council - Tax Band D.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling to Mickleover. Having passed The Royal Derby Hospital continue straight ahead at the first set of traffic lights and then take the second turning left into Muirfield Road. Following the road around slightly to the right, the property is situated on the right hand side.

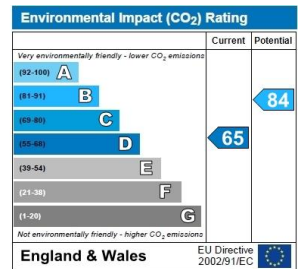
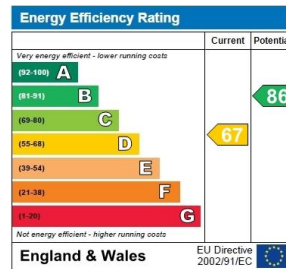
VIEWING

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



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Whilst every effort 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 errors, omissions, or misstatements. 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. Assessment Date:



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 particular 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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