

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

7 Blyth Gardens Mickleover, Derby, DE3 0AN



Substantial five bedroom executive detached residence enjoying favourable and improving residential development on the outskirts of Mickleover.

- Offers imposing centrally heated and double glazed accommodation • Ideal family home
- Entrance hall, ground floor cloakroom and study • Superb lounge and formal dining room
 - Large family breakfast kitchen with integrated appliances and separate utility room
 - First floor principal bedroom with dressing room and luxury en-suite shower room
 - Two further bedrooms and family bathroom
 - Second floor with two genuine double bedrooms and third bathroom
 - Manageable lawned • Detached double garage •

Price £575,000



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GENERAL INFORMATION

THE PROPERTY

Occupying a new residential development on the outskirts of Mickleover, this substantial executive double fronted detached residence known as 'The Lichfield'. Offering spacious accommodation for the family and enjoying a pleasant position overlooking a green. The property, which has been well presented and has the benefits of many luxurious extras, provides an ideal family home being well situated for ease of access to comprehensive facilities. The accommodation boasts a wide reception hallway, ground floor cloakroom, superb lounge with double doors providing access to an elegant formal dining room with french doors providing access to a rear garden. There is a large family breakfast kitchen with quality fitted units, granite work surfaces, central island and many integrated appliances. A good size utility room and a ground floor study is also provided.

To the first floor, the master bedroom enjoys the benefit of a good size dressing room with fitted furniture and an adjacent ensuite shower room. There are two additional bedrooms to this floor and a large family bathroom with four piece suite. To the second floor are two additional double bedrooms and a third bathroom.

Outside, there is an easy to manage pleasant and private garden with patio and lawns. The property benefits from a double garage with ample car standing space to the front.

The sale provides a very genuine opportunity for a discerning purchase to acquire this sumptuously appointed, stylish five bedroom detached family home in an enviable position within the development. A viewing is recommended.

LOCATION

The property sits on the outskirts of Mickleover which has a full and vibrant range of local facilities including pubs/ restaurants

and doctors surgery and is within the popular John Port Spencer Academy catchment area. Ease of access is available to the A50 linking to the motorway networks of the M1 and M6.

ACCOMMODATION

ENTRANCE HALL

With stairs to the first floor off, useful under stairs storage cupboard, laminated floor covering, central heating radiator and spot-lighting.

STUDY 3.605m x 2.539m (11'10" x 8'4")

With central heating radiator.

GUEST CLOAKROOM 1.675m x 1.016m (5'6" x 3'4")

With low level w.c., wash hand basin, central heating radiator and tiled floor.

LOUNGE 5.084m x 4.275m (16'8" x 14'1")

With two central heating radiators and double doors providing access to:

DINING ROOM 3.550m x 2.994m (11'8" x 9'10")

With french door providing access to garden and central heating radiator.

LIVING/BREAKFAST KITCHEN 7.115m x 3.775m (23'4" x 12'4")

Incorporating:

LIVING AREA

With living area having french doors providing access to rear garden, laminated floor covering and central heating radiator.

KITCHEN AREA

Offering a stylish range of hi-gloss units with central island having a range of base and storage cupboards beneath and forming an additional breakfast bar. There is a one and a half bowl inset sink unit with mixer tap over and base cupboard beneath. Granite work surfaces and matching up-stands with a full range of base



and drawer units, inset gas hob with extractor hood above, built-in double oven and grill in matching housing unit, tall fridge/freezer. Tiled flooring, central heating radiator, TV point and decorative spot-lighting.

UTILITY ROOM 2.500m x 1.675m (8'2" x 5'6")

With central heating radiator, inset sink unit with base cupboard beneath, granite work surfaces and up-stand, plumbing for automatic washing machine, complementary wall mounted cupboard, concealed boiler providing domestic hot water and servicing the central heating system. Door to the rear off.

FIRST FLOOR ACCOMMODATION

LANDING

With built-in storage cupboards and stairs to the second floor off.

BEDROOM ONE 5.084m x 4.275m (16'8" x 14'1")

With central heating radiator.

DRESSING ROOM 2.994m x 2.249m (9'10" x 7'5")

With full height built-in wardrobes and central heating radiator.

EN-SUITE BATHROOM 2.994m x 2.500m (9'10" x 8'2")

With panelled bath with tiled surrounds, low level w.c., pedestal wash hand basin, walk-in shower with tiled surrounds and glazed door to front. Chrome heated towel rail, decorative spot-lighting and extractor fan.

BEDROOM FOUR 4.303m x 3.848m (14'1" x 12'8")

With central heating radiator and built-in wardrobes.

BEDROOM FIVE 4.450m x 3.511m (14'7" x 11'6")

With central heating radiator and wardrobe recess.

FAMILY BATHROOM 2.707m x 2.268m (8'11" x 7'5")

With four piece suite offering walk-in shower, low level w.c., pedestal wash hand basin and panelled bath with tiled surrounds. Laminated floor covering, extractor fan and chrome heated towel rail.

SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM TWO 6.111m x 5.102m (20'1" x 16'9")

With central heating radiator.

BEDROOM THREE 6.111m x 4.336m (20'1" x 14'3")

With central heating radiator, built-in wardrobe and eaves storage cupboards.

FAMILY BATHROOM 3.715m x 1.733m (12'2" x 5'8")

With four piece suite offering low level w.c., pedestal wash hand basin, panelled bath and walk-in shower. Laminate floor covering, chrome heated towel rail, Velux roof-lights, spot-lighting and extractor fan.

OUTSIDE AND GARDENS

To the front is ample car standing space giving access to double garage with up and over door, power and light.

To the rear is a lawned garden with borders.

DIRECTIONAL NOTES

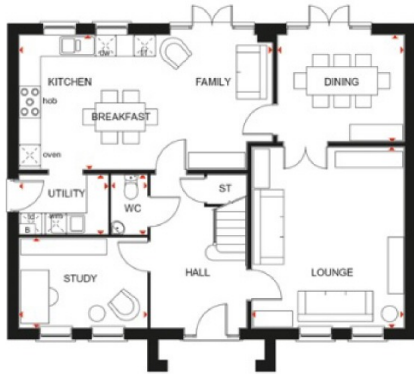
From Derby proceed via the main Uttoxeter Road travelling through the village of Mickleover and continuing where signposted for Etwall. When entering the dual-carriageway, proceed straight over at the new traffic island onto the residential development. Proceed along the new road eventually turning right into Blyth Gardens, bearing right again to find number 7.

COUNCIL TAX BAND

South Derbyshire District Council - Band F

VIEWING

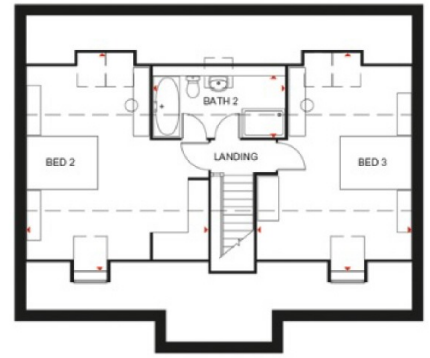
Strictly by appointment through Scargill Mann & Co - Derby office (DM/DLW July 2020)



Ground



First



Second



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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