

Hobart Close

Derby, DE3 9LJ



An opportunity to acquire this traditional bay fronted 1960's built three bedroom detached residence which has been extended by the current owners who have been in occupation since construction, making this a rarity on the market. The property does require some general upgrading but benefits from double glazing and gas central heating.

Offers in the region of £290,000

John German 

Internally the property provides, entrance hall, lounge/dining room, kitchen with dining area off. There are three bedrooms and a shower room to the first floor. Outside, is a good sized frontage with lawn area, driveway and garage. To the rear is enclosed private garden.

Location - The property's location is a short walk from a regular bus service which runs into Derby city centre. There is an excellent range of amenities in Mickleover itself, including a large supermarket, shops, restaurants and petrol station. The property is well situated for schooling at all levels.

Accommodation - On The Ground Floor - Double glazed entrance door with matching side lights provides access to:

Entrance Hall - Radiator, telephone point, stairs to first floor, multi pane door to:

Lounge - 4.03m x 3.67m (13'2" x 12'0") - Feature extended stone fireplace with quarry tiled hearth, shelving and open fire grate, radiator, upvc double glazed window to front, archway to:

Dining Room - 3.88m x 3.32m (12'8" x 10'10") - Radiator, sealed unit double glazed sliding patio door to pleasant rear garden.

Extended Breakfast Kitchen - Comprising: Kitchen Area - 2.76m x 2.22m (9'0" x 7'3") - L-shaped wood effect preparation surface, tiled surrounds, inset stainless steel sink unit, base cupboard and drawers, complementary wall mounted cupboards, spaces suitable for washing machine and freezer, inset four plate gas hob, built in oven under, double glazed window to rear, open access to:

Dining Area - Radiator, further range of fitted base cupboards, understairs storage space, double glazed window to front and rear, matching door to garden.

On The First Floor - Semi-Galleried Landing - Access to loft space, airing cupboard with hot water cylinder, double glazed window to side, panel door to:

Bedroom One - 4.36m x 3.34m (14'3" x 10'11") - Radiator, fitted wardrobes with drawer units, double glazed window to front.

Bedroom Two - 3.56m x 3.18m (11'8" x 10'5") - Radiator, double glazed window to rear.

Bedroom Three - 2.75m x 2.32m (9'0" x 7'7") - Radiator, built in storage, double glazed window to front.

Bathroom - 2.25m x 1.65m (7'4" x 5'4") - Low flush w.c., vanity unit wash hand basin, cupboards under, large walk-in double shower cubicle, chrome towel rail/radiator, double glazed window to rear.

Outside & Gardens - The property occupies a quiet cul-de-sac location on a sizeable plot with a particular big frontage, incorporating well established foregarden with shaped lawns, well stocked borders, extensive driveway leading to detached garage.

The property is already extended to the right hand side but there is potential for further extension to the left hand side of the property (subject to necessary planning consents). To the rear is a private garden with timber framed gazebo over a patio area, further shaped lawn with well established borders containing plants and shrubs and a greenhouse. There is a pleasant back-drop of neighbouring gardens.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

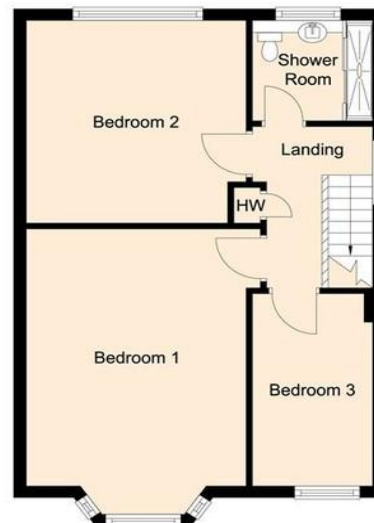
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10052023 **Local Authority/Tax Band:** Derby City / Tax Band C

Ground Floor



First Floor



28 Hobart Close, Mickleover, Derby DE3 9LJ

Whilst every attempt 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 error, omission, or mis-statement. 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.

Assessments First





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents' Notes

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