

Darwin Road

Derby, DE3 9HT

John German



FOR SALE
John German
Sales & Lettings
01332 943818



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Derby, DE3 9HT

£275,000

Surprisingly spacious three bedroom chalet style detached residence occupying a larger than average plot in the sought after location in Mickleover. No upward chain.



An opportunity to acquire a deceptively spacious three bedroom chalet style detached residence occupying a good sized well-established plot in Mickleover. Outside features a low maintenance foregarden with driveway providing ample off road parking with covered car port. The rear garden is laid to lawn with feature decked area with useful stores/shed.

Location - The property's location is a short distance from a thriving centre in Mickleover which features large supermarket, varied selection of shops, restaurants, bars, schooling at all levels within easy reach, regular bus service to the city centre. There is easy access to the A38 and A50.

Accommodation - On The Ground Floor - Upvc double glazed entrance door leading into the entrance hall with a radiator, stairs to first floor. A door leads to the lounge, 4.21m x 3.1m (13'9" x 10'2") - Radiator, upvc double glazed window to side. upVC double glazed sliding door to to spacious conservatory - 5.19m x 3.18m (17'0" x 10'5") - Brick base, upvc double glazed construction with glass roof and pleasant views over the impressive large garden and access via upvc double glazed french doors, tiled flooring, ceiling mounted fan.

Dining Room - 2.74m x 2.28m (8'11" x 7'5") - Radiator, upvc double glazed window to side. Open access to the kitchen - 3.74m x 2.38m (12'3" x 7'9") - Granite effect preparation surfaces with matching upstands, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary cupboards, spaces suitable for fridge freezer, dishwasher, washing machine and further fridge/freezer, inset four plate gas hob with extractor hood and built in oven and grill beneath, recessed ceiling spot lighting, upvc double glazed door to side, two matching windows over rear garden and nearby Bramble Nook Park.

Bedroom One - 3.79m x 3.17m (12'5" x 10'4") - Radiator, built in cupboards, upvc double glazed window to front.

Bedroom Two - 2.71m x 2.58m (8'10" x 8'5") - Radiator, upvc double glazed window.

Bathroom - 1.92m x 1.66m (6'3" x 5'5") - Tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, bath with integrated shower over, chrome towel rail/radiator, upvc double glazed window to side.

On The First Floor - Landing - Storage space to eaves, recess ideal for hanging rail.

Bedroom Three - 3.44m x 3.18m (11'3" x 10'5") - Radiator, recessed clothes storage area, ceiling mounted fan, upvc double glazed window to side.

Shower Room - 3.34m x 1.75m (10'11" x 5'8") - White suite comprising low flush w.c., vanity unit wash hand basin, large walk-in shower, radiator, upvc double glazed window to side.

Outside & Gardens - The property occupies a well established larger than average plot set back from Darwin Road behind a low maintenance foregarden with adjacent block paved driveway, partially covered useful car port providing ample car standing for several vehicles, camper van or caravan. To the rear is a patio area with lawn sections, feature decked outdoor dining area, raised ornamental pond, useful store/shed, pleasant back-drop onto mature trees and nearby park.

Directional Note - Proceed out of town along Uttoxeter New Road passing the Royal Derby Hospital eventually turn right into Western Road and right into Brisbane Road and left into Darwin Road. The property will be located on the right hand side as denoted by our 'for sale' board.

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

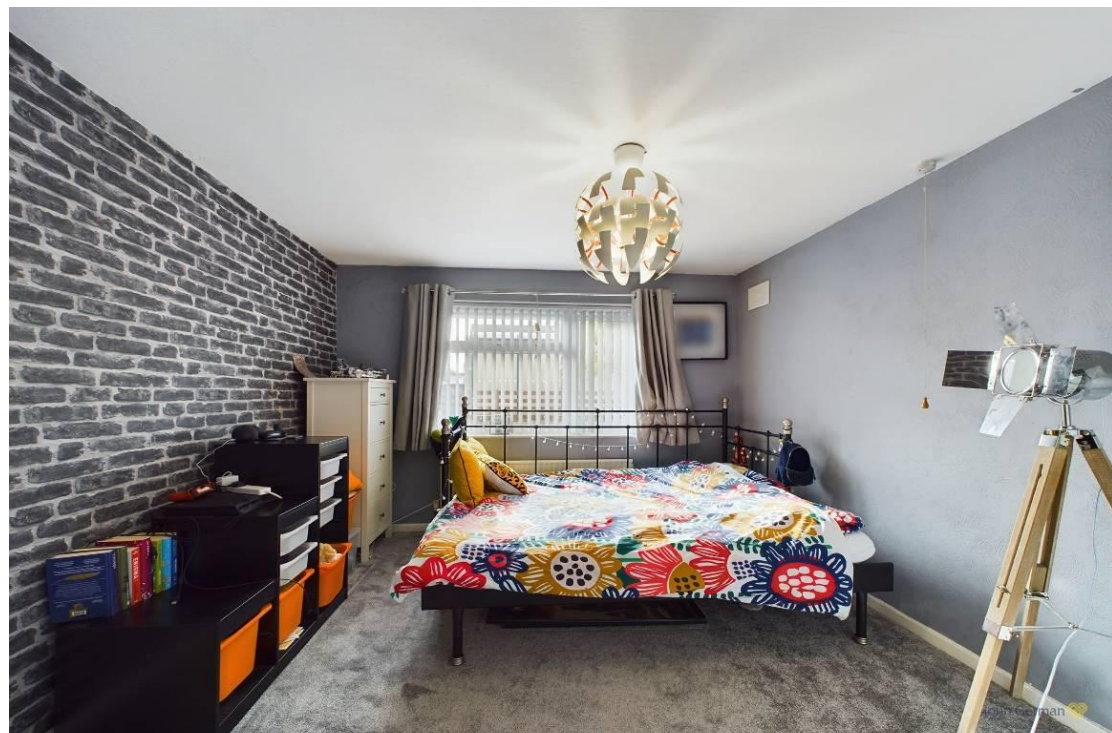
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA240523

Local Authority/Tax Band: Derby City Council / Tax Band C







Ground Floor

Approximate total area⁽¹⁾

1083.06 ft²

100.62 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

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JohnGerman.co.uk Sales and Lettings Agent



