

Darwin Road
Mickleover, Derby, DE3 9HU



Available with no upward chain this is detached family home, set in a peaceful location close to local facilities including parks and schools. This is an excellent opportunity to refurbish, improve and potentially extend (subject to permissions).

£280,000

John German

The property has gas central heating, a recently serviced alarm system and double glazing but now requires improvements and modernisation. This provides a good opportunity for a discerning purchaser to acquire a detached residence with excellent potential, close to the local facilities available at Mickleover including the popular local junior and infants school, senior school, local recreational park, pubs, shops, bus services to Derby city centre and local doctor surgeries. It is also within a 10-20 minute walk of the Royal Derby Hospital.

A UPVC double glazed porch and front entrance door opens into the hallway with stairs rising to the first floor and doors leading off.

The full-length living room has a window to the front elevation, patio doors providing access to the rear garden and an Adams style timber fireplace with marble insert incorporating a gas coal fire.

The kitchen is fitted with a range of base and eye level units, work surfaces, inset sink, space and plumbing for appliances and an integrated gas hob with extractor hood and a double oven. The kitchen also houses the boiler and there is a useful understairs storage cupboard.

Completing the ground floor accommodation is a guest WC which is fitted with a low level WC and a wash hand basin.

To the first floor, the landing has a built in airing cupboard with lagged hot water cylinder and immersion heater, and doors to three bedrooms and the bathroom.

Bedroom one has built in wardrobes and bedroom two has built-in wardrobes with cupboards over, matching base cupboards and a vanity unit with inset sink unit.

The bathroom is fitted with a low level WC, pedestal wash hand basin and a panelled bath with shower over.

Outside, to the rear the garden is laid mainly to lawn with a timber garden shed. To the front there is an 'in and out' driveway providing off road parking and access to the garage with a roller shutter up and over door, please note the electrics have failed.

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/160823

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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