

# Corden Avenue

Mickleover, Derby, DE3 9AP



Offered with no upward chain is this family home set in a highly regarded location close to great local amenities. Period style accommodation with plenty of flexible space including great storage and excellent evenly sized bedrooms.

£320,000

John German

Located within walking distance of The Royal Derby Hospital and Wren Park Primary School, as well as falling within the catchments for Littleover Community School. Set on a regular bus route with ease of access into Derby city centre, Mickleover and Littleover village centres and beyond via excellent commuter routes.

Entrance to the property is via a spacious entrance hall with a traditional part glazed entrance door, original wood flooring, uPVC double glazed windows to the front, doors leading off to the ground floor living spaces, a central heating radiator and stairs to the first floor with a large built-in cloaks cupboard having an opaque uPVC double glazed window to the front.

The lounge sits to the rear of the property with a uPVC double glazed rear entrance door with matching windows on either side providing a great view of the back garden and filling the room with plenty of natural light. It has the original polished pine floor, feature living flame effect gas fire with an elegant oak surround and black granite back and hearth, coved ceiling and a modern vertical radiator.

The breakfast kitchen also overlooks the rear garden with a uPVC double glazed window to the rear and a matching glazed rear entrance door and window to the side. The kitchen is fitted with a range of high gloss base and eye level units with under unit lighting, roll edge work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in electric oven and four ring gas hob with extractor hood over. There is plenty of space for a good sized breakfast table and a central heating radiator.

To the front of the property is a large dining room/sitting room with a lovely uPVC double glazed bay window with fitted blinds and a capped open fireplace with a gas connection, original polished pine flooring, coved ceiling and central heating radiator.

On the first floor landing doors leading to the bedrooms and bathroom. There is an original built storage cupboard which has been cleverly converted to accommodate a washing machine.

Bedroom one has a uPVC double glazed dormer window overlooking the rear garden and is fitted with a full run of modern fitted wardrobes and storage cupboards, fitted carpet and central heating radiator.

Bedroom two has a uPVC double glazed picture window to the rear, central heating radiator, fitted carpet and coved ceiling.

Bedroom three has two uPVC double glazed window to the front, fitted carpet and modern vertical radiator.

The bathroom is fitted with a full three piece suite comprising panelled bath with shower over with rain shower head and hand shower attachment, low flush WC and moulded wash basin set on a vanity unit with built-in storage, tiled splashbacks, chrome heated towel rail and an opaque uPVC double glazed window to the front.

Outside the property is set back from the road screened by a well-kept laurel hedge. A pressed concrete driveway provides extensive off road parking and access to the garage.

To the rear is a fully enclosed garden that is mainly laid to lawn with raised borders. There is a raised base for either timber decking or a patio adjacent to the house.

The garage is located to the side of the property with an up and over vehicular door and a rear courtesy door. The garage also houses the combination boiler, also with power and lighting connected.

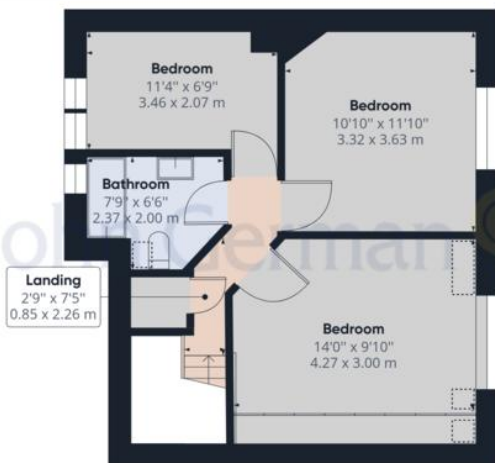
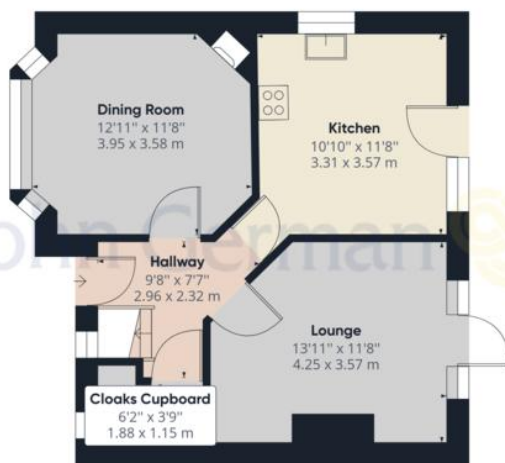
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/24102023

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



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Approximate total area<sup>(1)</sup>

974.60 ft<sup>2</sup>  
90.54 m<sup>2</sup>

Reduced headroom

9.54 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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.

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