

Brisbane Road

Mickleover, Derby, DE3 9LT



Great value extended family home located in the centre of Mickleover with superb local amenities, schooling and transport links. Stunning refitted kitchen with separate utilities and a ground floor WC, two spacious reception rooms and four double bedrooms.

£310,000



John German 

The current owners have made a range of improvements including the new kitchen but also to the central heating system which has been upgraded and a new boiler installed at the end of 2021, mostly redecorated and new internal doors have been fitted to the ground floor.

Mickleover is a vibrant suburb of Derby with a very cosmopolitan centre full of great shops, leisure facilities, fuel station, pubs, bars and eateries. There are schools for all ages, local parks and countryside walks nearby. The Royal Derby Hospital is in walking distance, easy access to major commuter routes A50/A38 and there is an excellent bus service into the city centre and beyond. Entrance to the property is via a spacious entrance hall with doors leading off to the ground floor living areas and stairs rising to the first floor.

The lounge overlooks the front elevation via a large bay window and a wall mounted modern app-controlled living flame effect electric fire forms the focal point of this spacious reception room.

The kitchen has been fully refitted with a stunning "Wren" kitchen with lovely curved edge base units and full height larder units, integrated fridge, freezer and dishwasher, a built-in eye level oven, microwave, gas hob with extractor hood over, Melamine finished work surfaces with matching upstands, inset one and half bowl sink unit with mixer tap and window above with views out to the rear garden, ceiling spotlights and tiled flooring.

Off the kitchen is a rear hallway/boot room with a glazed side entrance door with tiled floor and a built-in laundry cupboard housing the washing machine and tumble dryer. The ground floor WC is fitted with a low flush WC and wash basin.

On the opposite side of the kitchen is a spacious dining room with a large picture window and a fully glazed rear entrance door opening directly out onto the rear garden.

On the first floor, stairs lead to a first floor landing with a built in airing cupboard and doors leading off to the bedrooms and bathroom. Bedroom one has a built-in double wardrobe and overlooks the front elevation, bedroom two has a lovely double aspect with windows to both the front and rear elevations, bedroom three has a built-in recess with hanging rail and like bedroom four, overlooks the rear garden. The bathroom is fitted with a full three piece suite in white comprising panelled bath with shower over, pedestal wash basin and a low flush WC, extensive tiling to splashback areas, chrome heating towel rail and window to the front elevation.

Outside to the front of the property is a lovely wide tarmaced driveway providing off road parking for at least three vehicles with access to an integral single garage. The south facing rear garden is a lovely size and private being mainly laid to lawn with a small paved patio area and a range of established ornamental trees and shrubs in the borders including an espalier-trained pear tree along the right west facing fence.

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

Property construction: Brick. **Parking:** Drive & garage. **Electricity supply:** Mains **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas central heating.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband: Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

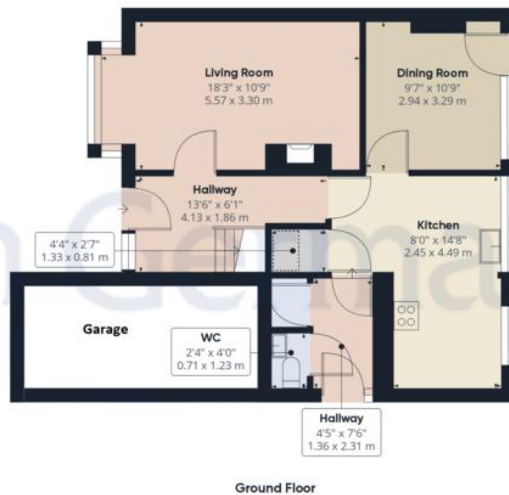
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/16012024

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Approximate total area¹

1079.95 ft²
100.33 m²

Reduced headroom

4.91 ft²
0.46 m²

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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