

Jackson Avenue
Mickleover, Derby, DE3 9AT



Family home set in a **HIGHLY REGARDED** location close to great local amenities. Flexible accommodation with plenty of character including great storage and excellent well proportioned bedrooms no box room!.

£310,000



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 uPVC double glazed entrance door, uPVC double glazed windows to the front, central heating radiator and stairs to the first floor.

Under the stairs is a cloak room fitted with a low flush WC and wash handbasin with room for storage and a uPVC double glazed window to the front.

The lounge sits to the rear of the property with a central fireplace with stone surround, picture rails and double glazed patio doors opening out onto the rear garden and providing great views of the garden and filling the room with plenty of natural light.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in electric oven and four ring gas hob with pull out extractor hood over. Laminate floor, central heating radiator, original butlers cupboard and a walk-in pantry. Located off the kitchen is a rear lobby with a double glazed rear entrance door and a latch door leading to the outhouse/utility which provides more useful storage and has plumbing for a washing machine.

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 stone fireplace, picture rails and central heating radiator.

On the first floor landing doors leading to the bedrooms and bathroom. There is an original built storage cupboard.

Bedroom one has a uPVC double glazed dormer window overlooking the rear garden, fitted wardrobes, central heating radiator.

Bedroom two has a uPVC double glazed picture window to the rear, central heating radiator.

Bedroom three has two uPVC double glazed windows to the front, fitted wardrobes with overhead storage cupboards, central heating radiator.

The bathroom is fitted with a four piece suite comprising panelled bath with shower over, low flush WC, bidet and moulded wash basin set on a vanity unit with built-in storage, tiled splashbacks, uPVC double glazed window to the front.

Outside the property is set back from the road behind a cottage style front garden with driveway to the side providing off road parking as well as access to the garage.

To the rear is a very generous fully enclosed garden that is mainly laid to lawn with ornamental beds and borders and a spacious paved patio adjacent to the rear of the house. There is a timber garden shed and greenhouse.

The garage is located to the side of the property with an up and over vehicular door. **Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** mains **Sewerage:** mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA29032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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