

Rothwell Road

Mickleover, Derby, DE3 0PJ



Well maintained and presented detached home perfect for first time buyers and young families. Offered for sale with no chain and ready to move into. Located in the centre of Mickleover within walking distance of a range of excellent local amenities and in easy reach of major commuter routes.

NO UPWARD CHAIN

£265,000



John German 

The property benefits from uPVC double glazing and central heating with plenty of off road parking and a large garage to the rear.

Entrance to the property is via a double glazed composite entrance door with a storm canopy above opening into a the entrance hall with stairs rising to the first floor, coved ceiling, window to the side and hanging space for coats. A door opens into the main ground floor living space and a further doors gives access to the guest's cloakroom fitted with a low flush WC and hand washbasin with a tiled splashback, window to the side and a large built-in understairs storage cupboard.

The lounge/diner is a lovely open plan living space with a feature bow window overlooking the front garden, coved ceiling and French doors that open out into the conservatory.

The brick-built conservatory has uPVC double glazed windows and a poly carbonate roof, matching French doors open out onto the rear patio, tiled flooring, fitted blinds plus power and lighting connected.

The kitchen is fitted with a comprehensive range of base and eye level units with under unit and accent lighting, roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in oven with four ring gas hob and extractor hood over, integrated dishwasher, fridge and freezer, space for washing machine, window to the rear and a side entrance door.

The first floor landing has coved ceiling, a built-in airing cupboard, window to the side and doors leading off to the bedrooms and shower room.

The shower room is fitted with a double shower enclosure, low flush WC, pedestal washbasin, ceramic tiling to three quarter height (full height to shower area), chrome heated towel radiator and a window to the rear. Bedrooms one and two are both lovely double rooms overlooking the rear and front elevations respectively, the third bedroom is a great size for a single room with a bed frame built over the stairs header with storage space beneath and a window to the front.

Outside the property sits well back from the road behind a lawned garden with a part blocked paved and tarmacadam driveway to the side providing off road parking. Access via double gates leads to further parking and to the oversized single detached garage.

The rear garden is fully enclosed with an extensive paved patio area lead to a raised lawn with ornamental herbaceous shrubs and a brick built barbeque.

About the area: Mickleover is a vibrant suburb of Derby particularly popular because of its excellent range of amenities including good schools, shops, pubs and eateries together with good road links with the A50, A52, and M1 motorway, access for Derby City Centre, Derby Royal Hospital, Rolls Royce and East Midlands Airport.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Not currently connected

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/10002024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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