



**26 West Drive, Mickleover, Derby, Derbyshire, DE3 0EX**

**£350,000**

Scofield Stone are pleased to offer 'For Sale' this traditional style well presented detached three bedroom property will make the ideal family home in a much sought after location. Well positioned to give access to a range of local amenities and main routes this property will offer the new owners huge potential to extend subject to receiving the required planning consent. The spacious living accommodation briefly comprises: entrance hallway, dining room, sitting room, conservatory, breakfast kitchen, rear lobby and guest cloakroom to the ground floor whilst there are three bedrooms, bathroom and separate WC to the first floor. The property benefits from Upvc double glazed windows throughout, is gas centrally heated and has an enclosed rear garden, driveway and single garage. Viewings are highly recommended.

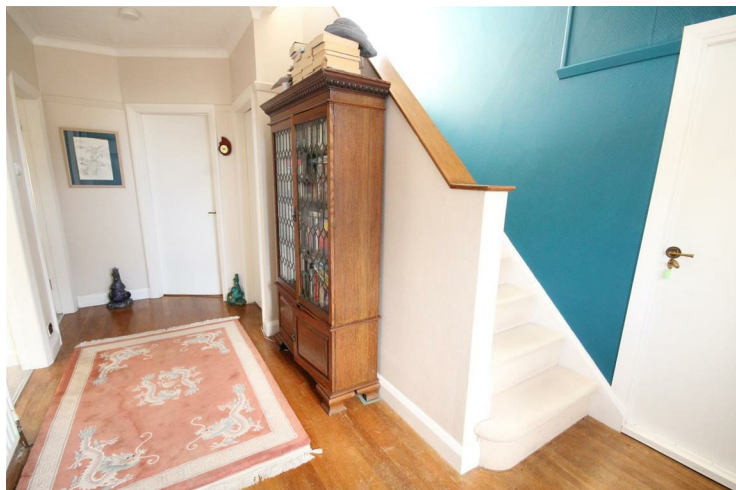


Mickleover: 01332 511000

Hilton: 01283 777100

[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

### Reception Hallway



Composure part obscure glazed and panelled main entrance door with fanlight over, wooden flooring, neutrally decorated, coving to ceiling, picture rail, gch rad, under stairs storage, access to integral garage, telephone point.

### Dining Room

11'9" x 11'9" (3.6 x 3.6)



Carpeted, neutrally decorated, coving to ceiling, picture rail, wood frame dg to bay window, gch rad, living flame gas fire set in Adams style fireplace with feature decorative tiled hearth and grate.

### Sitting Room

13'1" x 11'9" (4 x 3.6)



Carpeted, coving, picture rail, neutrally decorated, sliding patio doors to conservatory, recessed feature with stainless steel living flame gas fire, wall lights, tv point.

### Conservatory



Tiled flooring timber double glazed framework with French doors to garden, underfloor heating.

### Breakfast Kitchen

17'8"ax x 13'1" (5.4max x 4.)



Ceramic tiled flooring, neutrally decorated, fitted storage cupboard to chimney breast recess, a range of fitted floor and drawer units to cream shaker style with wooden worktop, integral dishwasher, fridge, freezer, oven and microwave, inset composite sink have brushed metal mixer tap, vegetable preparation and drainer, 2 x upvc dc, under floor heating, breakfast area, gch rad, inset stainless steel hob with chimney style extractor hood over.

### Rear Lobby

Ceramic tiled flooring with matwell to door, neutrally decorated, timber part obscure glazed door to rear garden, gch and under floor heating.

### Guest cloakroom

Ceramic tiled flooring, neutrally decorated, low flush wc, pedestal whb with chrome waterfall tap, timber obscure double glazed window, under floor heating.

### Stairs/Landing

Carpeted, leaded obscure timber framed window to side aspect with secondary glazing.

## 26 West Drive, Mickleover, Derby, Derbyshire, DE3 0EX

### Bedroom One

13'9" x 11'9" (4.2 x 3.6)



Carpeted, neutrally decorated, picture rail, timber/upvc mix frame dg window to bay, gch rad.

### Bedroom Two

11'9" x 11'9" (3.6 x 3.6)



Carpeted, neutrally decorated, picture rail, timber/upvc mix frame dg window, stylish vertical fin gch rad.

### Bedroom Three

11'9" x 9'6" (3.6 x 2.9)

Carpeted, neutrally decorated, picture rail, gch rad, timber/upvc dg window to rear aspect.

### Bathroom



Carpeted, neutrally decorated, tiled splashbacks, four piece white bathroom suite comprising bath tub having chrome mixer with shower attachment, pedestal whb with chrome mixer tap, low flush wc and curved single shower enclosure with plumbed chrome shower.

### WC



Carpeted neutrally decorated, side aspect obscure timber frame window, low flush wc, access to loft space.

### Garage

Integral garage with light and power, timber double doors, Worcester combination boiler and plumbing for washing machine.

Outside

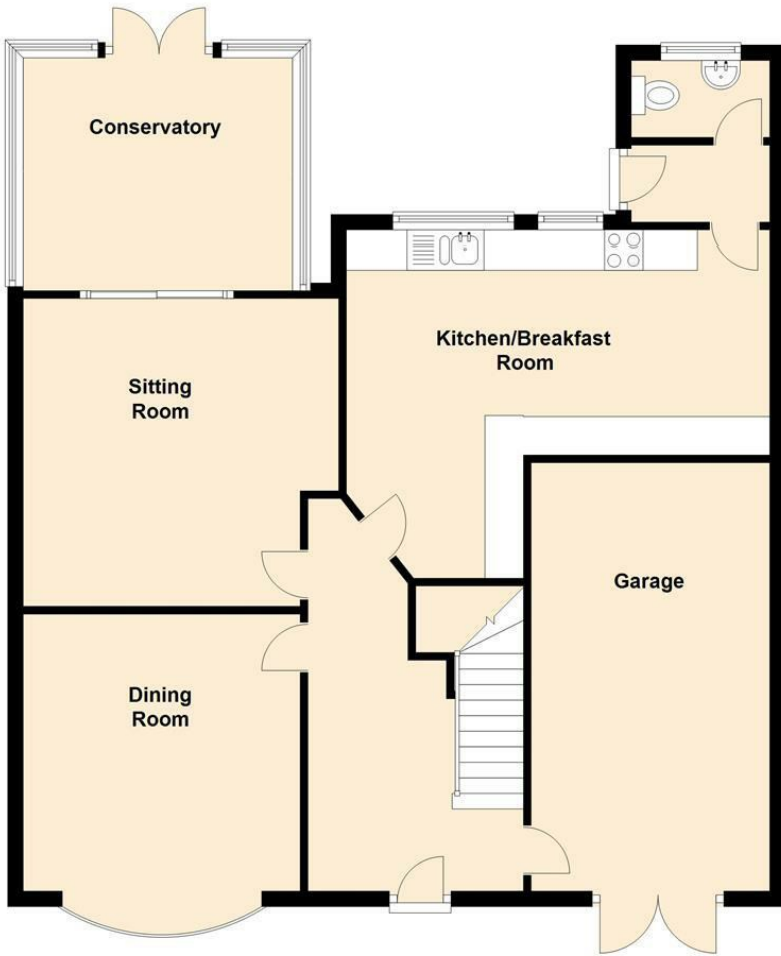


Blocked paved driveway to front with adequate parking for 2-3 cars, planting border to corner and brick wall. To the rear is a generous, mature and very private enclosed garden planted with a variety of shrubs and trees.

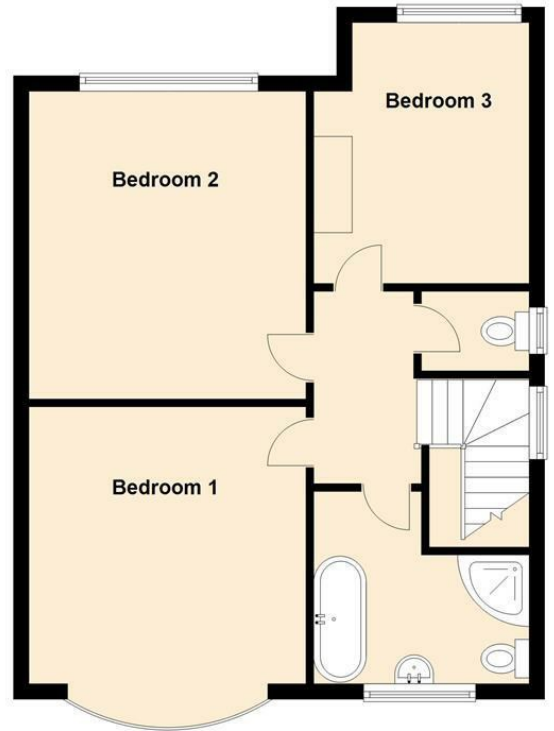
**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ground Floor

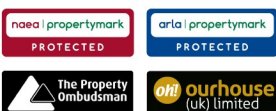


## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		49	77
England & Wales		EU Directive 2002/91/EC	



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