



7 Ivy Court, The Green, Mickleover, Derby, Derbyshire, DE3 0DS

Offers Over £200,000

NO UPWARD CHAIN. Scoffield Stone are delighted to offer 'For Sale' this well presented two bedroom link detached bungalow. Ideally situated within the sought after village of Mickleover and within walking distance to all local amenities with excellent public transport links. Accommodation briefly comprises: entrance hallway, kitchen/diner, living room, two bedrooms and shower room. The property is located within a delightful private courtyard setting and viewing is highly recommended to fully appreciate the location and accommodation on offer.

7 Ivy Court, The Green, Mickleover, Derby, Derbyshire, DE3 0DS

Entrance Hallway

Having UPVC double glazed door to front, UPVC double glazed window to rear aspect, neutrally decorated throughout, coving to ceiling, loft access, radiator, built in storage cupboard and part wood effect laminate leading onto carpet to flooring.

Living Room

15'5" x 12'4" (4.72 x 3.78m)



Having carpet to flooring, neutral decor, UPVC double glazed windows to front and side aspects, TV point, telephone point, inset gas fire with hearth and wooden surround, coving to ceiling, wall lights and two radiators.

Kitchen/Diner

12'2" x 10'5" (3.71 x 3.20m)



Having a range of fitted white wall and base units with grey rolled edge work surfaces, complementary tiled splash backs, stainless steel one and a half bowl sink drainer with chrome mixer tap, integrated stainless steel electric double oven, electric hob, radiator, plumbing for washing machine, plumbing for fridge freezer, UPVC double glazed window to front aspect, vinyl floor covering and Worcester boiler.

Bedroom One

12'2" x 12'2" (3.73 x 3.71)



Having carpet to flooring, UPVC double glazed window to front aspect, fitted wardrobes in Beech finish with over bed storage and radiator.

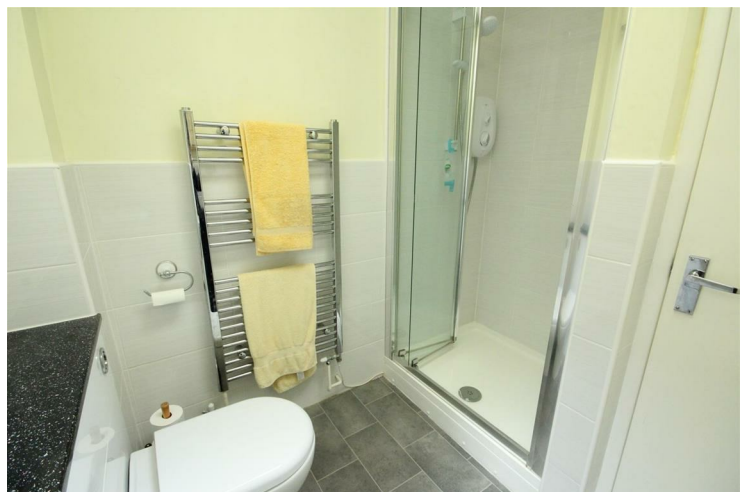
Bedroom Two

10'4" max x 9'6" (3.15 max x 2.90m)



Having carpet to flooring, UPVC double glazed window to front aspect and radiator.

Shower Room



Comprising of white low level flush WC with built in vanity unit, wash hand basin, shower cubicle with chrome shower over, complementary part tiled walls, chrome heated towel rail, storage cupboard, shaving point, vinyl to flooring and Velux window.

7 Ivy Court, The Green, Mickleover, Derby, Derbyshire, DE3 0DS

Outside

To the front of the property there is a part lawned area with trees and shrubs, path leading to front door and tarmac driveway. The property is located within a pleasant central courtyard.

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.



Mickleover: 01332 511000
Hilton: 01283 777100
www.scoffieldstone.co.uk

Ground 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	
50	66
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
46	65
England & Wales	
EU Directive 2002/91/EC	



Mickleover Office

11 The Square,
Mickleover,
Derby DE3 0DD

Reg. Office address as above

Hilton Office

Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000

t: Hilton Office 01283 777100

e: info@scofieldstone.co.uk

w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980

Scofield Stone is a trading name of ourhouse (uk) limited