

## 4 Vicarage Road, Mickleover, Derby, Derbyshire, DE3 0EA

**£225,000**

Scofield Stone are thrilled to present to the market this three storey, two bedroom detached cottage, full of character and located at the heart of this ever popular village, offering an excellent choice of shops and services. The former stable block has seen radical refurbishment over recent times and now provides a much stylised and contemporary living space. Accommodation in brief consists of; entrance to reception hallway, with second bedroom, wet room and utility at ground floor. A spiral staircase gives access to the first floor, where you will find an open plan lounge to fully fitted kitchen/diner with views over 'The Square', there is also a shuttered opening to side aspect with the original pulley hook above. A second spiral staircase then gives access to the second floor, with master bedroom and en-suite four piece bathroom both of which enjoy a sloped ceiling detail with exposed beams. Outside there is a block paved driveway with adequate space for two cars and enclosed low maintenance, walled patio garden.



### Entrance Hallway

Having ceramic tiled flooring and neutral decor, timber panelled entrance door and side window with etched effect, radiator, inset lights to ceiling and access to first floor via a spiral staircase.

### Bedroom Two

12'11" x 7'3" (3.96 x 2.21)

Carpeted and neutrally decorated with two front aspect wood frame double glazed windows, radiator and media points.

### Wet room

Having ceramic tiled flooring and neutral decor with inset lights to ceiling, wall mounted WC, wall mounted wash hand basin with chrome mixer tap, electric shower, wall mounted chrome towel rail shaving point and glass block detail to utility.

### Utility

Having ceramic tiled flooring and neutral decor with fitted wall and floor units to gloss white finish, having wood effect worktop, under counter space and plumbing for appliances, stable style timber door with side window to enclosed patio, glass block detail to wet room and boiler cupboard with Worcester combination boiler.

### Living Room

13'6" x 13'6" (4.12 x 4.12)

Having wood effect laminate flooring and neutral decor, front aspect wood frame double glazed window, side aspect wooden shutter, inset lights to ceiling, vertical radiator, media points, cable point and telephone point. Access to second floor via spiral staircase.

### Kitchen/ Diner

10'8" x 9'4" (3.27 x 2.86)

Having wood effect laminate flooring and neutral decor, front aspect wood frame double glazed window, inset lights to ceiling, fitted wall and floor units to gloss white with stone effect roll edge worktop and tiled splashback, inset stainless steel sink with chrome mixer tap, inset stainless steel gas hob with chimney style extractor hood over and integral electric oven, integral dishwasher and refrigerator.

### Bedroom One

13'9" x 13'5" (4.2 x 4.11)

Carpeted and neutrally decorated with Velux roof light and side aspect wood frame double glazed window, fitted wardrobe, vertical radiator and media points.

### En suite bathroom

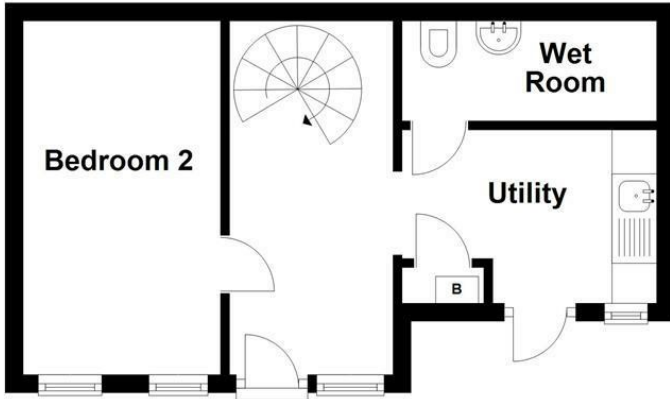
10'8" x 9'3" (3.27 x 2.83)

Having ceramic tile effect vinyl flooring and neutral decor, Velux rooflight, side aspect wood frame double glazed window, wall mounted towel rail, wall mounted WC, free standing bath tub with chrome mixer tap, single quadrant shower enclosure with plumbed shower and wall mounted wash hand basin with chrome mixer tap.

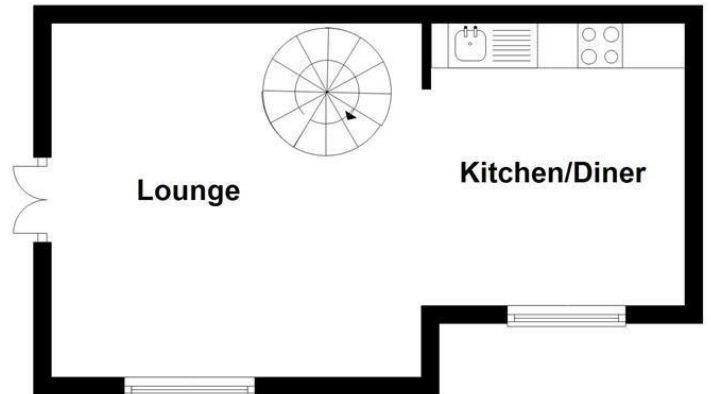
### Outside

There is a block paved driveway leading to the front door with adequate space for two cars. Accessed via the utility room and also to the front of the property as a private, block paved patio enclosed by wall and having gated access to driveway.

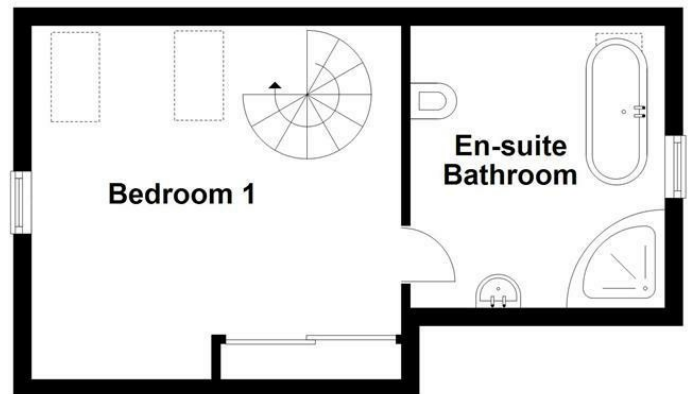
## Ground Floor



## First Floor



## Second 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			
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			
England & Wales		EU Directive 2002/91/EC	



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