



## 1 Uffa Magna, Mickleover, Derby, Derby, DE3 0SN

**£270,000**

Scofield Stone are delighted to bring to the market for sale, this very well presented and stylish three bedroom detached property set within a small private development on the edge of this ever popular suburb. The property is ideally positioned for quick access to through routes making it ideal for the commuter or city worker alike, though it is still within walking distance to the village centre and its excellent range of services and shops. Accommodation in brief comprises entrance to hallway with double aspect sitting room, fitted kitchen and guest cloakroom to ground floor. At first floor you will find three bedrooms and family bathroom. The property has a driveway to the front with adequate parking for two cars and which leads to an attached garage. To the rear is a private, walled garden.



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### Entrance hallway

Being carpeted and neutrally decorated with dado rail, panelled and part decorative glazed timber entrance door, radiator and under stairs storage.

### Sitting room

17'7" x 10'8" (5.37 x 3.27)



Having carpet to flooring and neutral decor with front aspect upvc double glazed window and rear aspect upvc double glazed French door, radiator, living flame gas fire set in wooden surround with and stone hearth, TV point and telephone point.

### Kitchen

11'5" x 6'2" (3.5 x 1.9)



Having ceramic tiled flooring and neutral decor with a range of fitted wall, floor and drawer units to panelled wood effect with a green stone effect roll edge worktop and tiled splashback, rear aspect panelled and part glazed door with upvc side window, radiator, under counter space and plumbing for appliances, integral double electric oven with four burner gas hob and extractor over, integral dishwasher and inset stainless sink with chrome mixer tap and inset lights to ceiling.

### Guest cloakroom



Having ceramic tiled flooring and neutral decor with side aspect obscure upvc double glazed window, low flush WC, corner wall mounted wash hand basin with chrome hot and cold taps with tiled splashback and radiator.

### Landing



Having carpet to flooring and neutral decor with dado rail, front aspect upvc double glazed window, over stairs cupboard, wood spindle balustrade and access to roof space.

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## Bedroom One

11'1" x 10'0" (3.39 x 3.07)



Having carpet to flooring and neutral decor with side and rear aspect upvc double glazed windows, radiator, telephone point and fitted wardrobes.

## Bedroom Two

11'5" x 6'3" (3.5 x 1.91)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

## Bedroom Three

7'4" x 7'1" (2.24 x 2.18)



Carpeted and neutrally decorated with front aspect upvc double glazed window set to cantilever bay, radiator and telephone point.

## Bathroom



Having ceramic tiled flooring and complimentary fully tiled walls, chrome heated towel rail, side aspect obscure upvc double glazed window, low flush WC, bath tub with chrome mixer tap and electric shower over and pedestal wash hand basin with chrome monobloc tap.

## Garage

Attached single garage having light and power, with rear access personnel door, upvc double glazed window and up and over metal shutter door.

## Outside



To the front is a block paved driveway with adequate space for two cars, giving access to garage and main entry to house. To the rear

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is a private walled garden, with block paved patio, lawn, planting and rear access to garage.

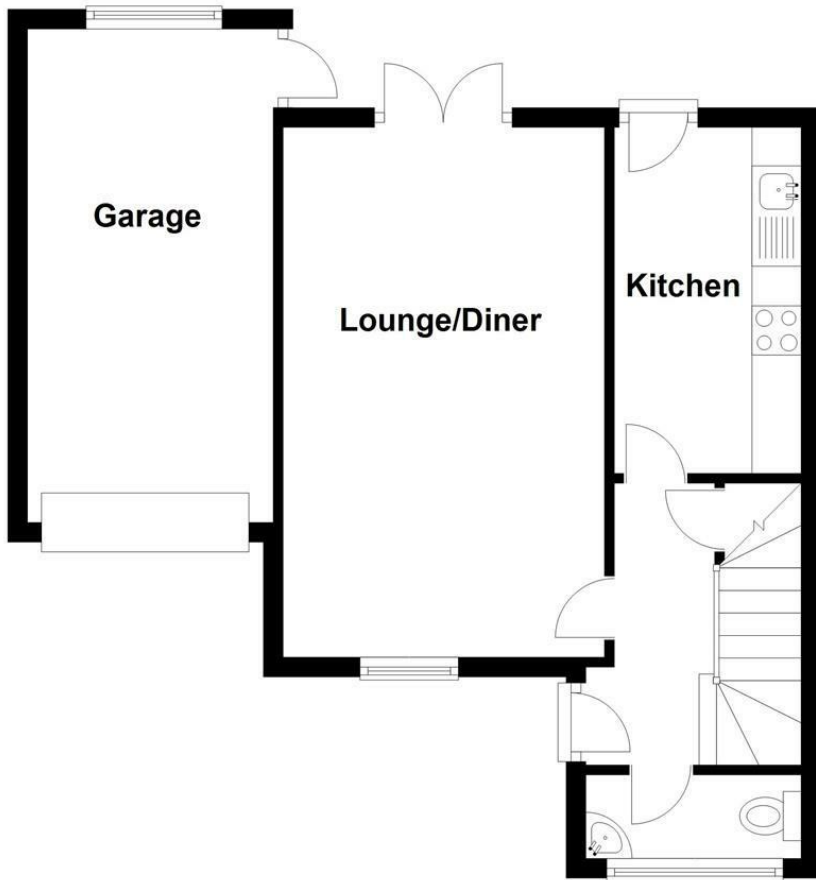
### Disclaimer

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

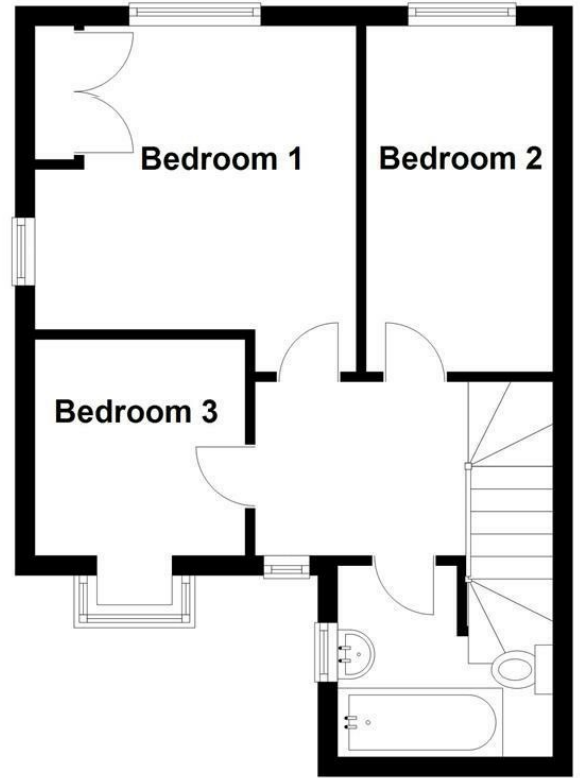


Mickleover: 01332 511000  
Hilton: 01283 777100  
**[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)**

## 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		
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	



### 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](mailto:info@scofieldstone.co.uk)

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

Co Reg No. 8975758 VAT No. GB186513980

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