



82 Onslow Road, Mickleover, Derby, DE3 9JG

A MOST ATTRACTIVE SEMI-DETACHED HOUSE WITH 3 GOOD SIZED BEDROOMS, 2 RECEPTION ROOMS, PRIVATE DRIVE TO ATTACHED GARAGE & A MOST DELIGHTFUL REAR GARDEN * WITH GAS CENTRAL HEATING & UPVC DOUBLE GLAZING, THE EXTREMELY WELL PRESENTED ACCOMMODATION BRIEFLY COMPRISES: HALL * CHARMING LOUNGE * DINING ROOM WITH PATIO DOOR INTO THE REAR GARDEN * FITTED KITCHEN, AGAIN OVERLOOKING THE REAR GARDEN * 3 GOOD SIZED BEDROOMS * ATTRACTIVE FULLY-TILED BATHROOM & SEPARATE WC * OCCUPYING A VERY PLEASANT POSITION ON ONSLOW ROAD * CONVENIENT FOR THE EXCELLENT LOCAL AMENITIES ON OFFER IN MICKLEOVER VILLAGE * EASY ACCESS INTO THE CITY CENTRE * GOOD ROAD LINKS TO THE A38 & ONWARDS TO THE MOTORWAY NETWORK * THIS IS A SUPER 3 BEDROOMED SEMI * VIEWING IS ENTHUSIASTICALLY RECOMMENDED

- 3 GOOD SIZED BEDROOMS
- DELIGHTFUL GARDENS
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
- 2 RECEPTION ROOMS
- PRIVATE DRIVE TO GARAGE
- UPVC DOUBLE GLAZING
- FITTED KITCHEN
- STYLISH INTERNAL DOORS TO THE GROUND FLOOR
- POPULAR LOCATION JUST OFF STATION ROAD

Offers Around £215,000

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Porch

Recessed storm porch with a composite double glazed front entrance door (with full-height side windows) opening into the hallway.

Entrance Hall

11'5 x 6'3 max (3.48m x 1.91m max)

Staircase to the first floor, central heating radiator, fitted carpet, large storage cupboard under the stairs, doors into the lounge and kitchen.

Lounge

13' x 11' max (3.96m x 3.35m max)

A charming sitting room, the focal point of which is the modern fire surround with downlighters and inset coal-effect gas fire; upvc double glazed large picture window to the front elevation, central heating radiator, fitted carpet, archway through to the dining room.

Dining Room

10'6 x 9'1 (3.20m x 2.77m)

Having a double glazed sliding patio door into the rear garden; central heating radiator, fitted carpet continuing through from the lounge, door into the kitchen.

Kitchen

10'5 max x 8'3 (3.18m max x 2.51m)

A light kitchen fitted with a matching range of wall and base cupboards, pull-out larder cupboards, drawers, contrasting worktops, neutral wall tiling, Carron Phoenix sink and drainer with mixer tap, upvc double glazed window overlooking the rear garden, Neff 4-ring gas hob with electric oven beneath and modern extractor canopy over, integrated fridge and freezer, space and plumbing for an automatic washing machine, concealed wall-mounted Glow-worm condenser boiler, vinyl floor covering, large pantry with shelving, upvc double glazed door to the side elevation.

First Floor Landing

8' x 7'2 max (2.44m x 2.18m max)

From the hallway a staircase leads to the first floor landing, which has a upvc double glazed window to the side elevation on the half landing, fitted carpet and large access hatch into the loft space, which has a fixed ladder.

Bedroom One

13'4 x 9'5 into wardrobes (4.06m x 2.87m into wardrobes)

Having a range of fitted furniture including two double wardrobes with cupboards over, central dressing table unit, headboard and side tables; upvc double glazed window to the front elevation, central heating radiator, fitted carpet.

Bedroom Two

10'6 max x 7'2 (3.20m max x 2.18m)

A second double bedroom having a built-in cupboard, upvc double glazed window overlooking the rear garden, central heating radiator, fitted carpet.

Bedroom Three

10'1 max x 7'2 (3.07m max x 2.18m)

A good sized third bedroom having a built-in wardrobe with cupboards over the stair bulkhead, upvc double glazed window to the front elevation, central heating radiator, fitted carpet.

Bathroom

7'2 over bath x 5'6 (2.18m over bath x 1.68m)

A fully tiled bathroom fitted with a 2-piece suite comprising of a panelled bath with mixer tap and Mira shower over and a hand-basin; upvc double glazed window to the rear elevation, central heating radiator, fitted carpet.



Separate WC

4'5 x 2'5 (1.35m x 0.74m)

A fully tiled separate toilet compartment having a button-flush WC with concealed cistern, upvc double glazed window to the side elevation, vinyl floor covering.

Attached Garage

16' x 8' (4.88m x 2.44m)

A block-paved private driveway to the front of the property provide off-road parking and leads to the attached garage, which has an electrically operated up-and-over garage door, power, light, roof storage space and personal door into the rear garden.

Gardens

The property stands back from the road behind a grass verge and lawned front garden bounded by low walling. To the rear is a very pretty and maturely planted garden with a paved patio, shaped lawn, flowerbeds and borders including climbing plants - all well enclosed by mature hedges and timber fencing - delightful! Timber garden shed, hose tap, area to the side for concealed bin storage.

Location

Proceed out of Derby on the A516 Uttoxeter Road towards Mickleover and in the centre of the village turn right onto Station Road. Proceed along the road, eventually turning right into Onslow Road and the property will be found on the left.

General Information

Viewing: By appointment with Raybould & Sons

Postcode: DE3 9JG

Local Authority: Derby City Council 01332 293 111 (Band C)

Total Floor Area: 77 sqm

The property has the benefit of upvc soffits, fascias, gutters and downpipes.

The owners inform us that a Smart Meter is fitted; the roof space is boarded, insulated and has a fixed ladder and a light.

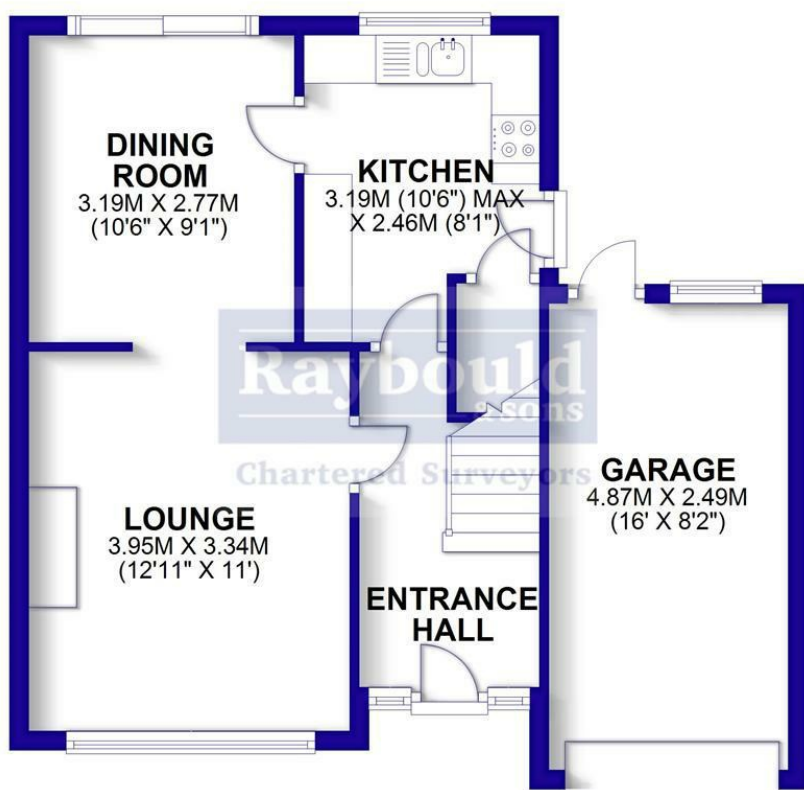
Property Misdescriptions Act 1991

We have not tested any apparatus, equipment, fixtures, fittings or services & cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of the property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. These particulars are intended to give a brief description of the property as a guide to prospective Buyers. Accordingly their accuracy is not guaranteed and neither we nor the Sellers accept any liability of their contents. They do not constitute an offer for sale. Any prospective Buyers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to Raybould & Sons if you require further clarification of information.



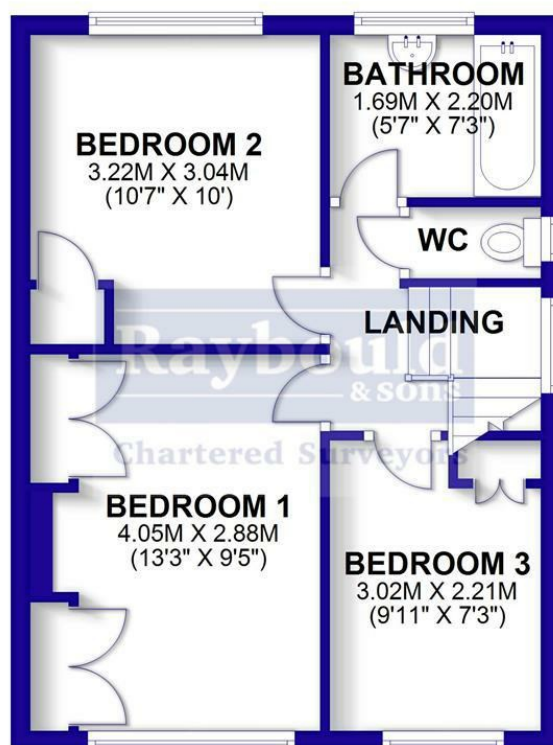
GROUND FLOOR

APPROX. 50.2 SQ. METRES (540.1 SQ. FEET)

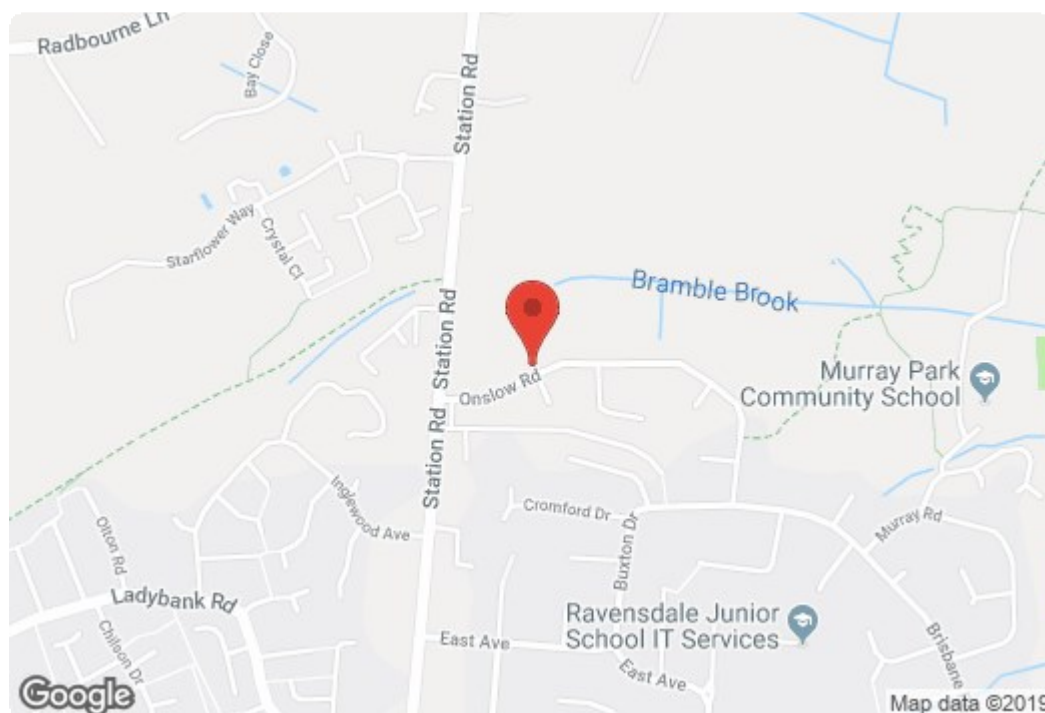


FIRST FLOOR

APPROX. 39.0 SQ. METRES (420.1 SQ. FEET)



TOTAL AREA: APPROX. 89.2 SQ. METRES (960.2 SQ. FEET)



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		
		76
EU Directive 2002/91/EC		
England & Wales		
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		
		71
EU Directive 2002/91/EC		
England & Wales		

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