

# Auckland Close, Mickleover, Derby

Price £189,950





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A superior, larger than average semi detached bungalow occupying a quiet cul de sac position in this highly regarded locality, sited on a mature well tended landscaped plot. A full inspection will reveal a well cared for and improved home benefiting from gas central heating together with UPVC double glazing. Tastefully decorated throughout, the property briefly comprises; reception hall, well equipped dining kitchen charming sitting room, two / three bedrooms (bedroom three currently used as a sun lounge) and wet room with white suite. Outside, the property is ideally positioned on a mature well stocked south facing plot with a block paved driveway offering four car parking which leads to a detached brick garage with brick store to rear. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Recessed Storm Porch

With quarry tiled floor, to:-

## Reception Hall

Having feature UPVC opaque double glazed entrance door, radiator, UPVC opaque double glazed window to side aspect and access to roof space (having pull down loft ladder, the loft being partially boarded, supplied with light and housing the wall mounted combination gas boiler providing instant domestic hot water and gas central heating).

## Dining Kitchen 12'7 x 9'4 (3.84m x 2.84m)



Having a range of natural oak fitted wall, base and drawer units with contemporary brushed chrome handles and granite effect laminated rolled edge working

surfaces, complimentary ceramic tiled splash backs with slate effect vinyl floor, space for fridge freezer, inset stainless steel sink top with side drainer, hot and cold mixer tap, inset black glass four ring induction hob with electric fan assisted double oven and grill, concealed canopy extractor hood with down lighters, space and plumbing for automatic washing machine, integrated slim line dish washer, radiator and UPVC double glazed windows to side and front aspects.



## Sitting Room 14'9 x 12'4 (4.50m x 3.76m)



The focal point of the room being the feature marble effect fire surround with matching hearth and back plate, recessed log effect electric living flame fire, television and media connection points, radiator and UPVC double glazed window to front aspect.



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## Bedroom One 12'3 x 10'11 (3.73m x 3.33m)



Having a range of free standing wardrobes, radiator and UPVC double glazed window to rear aspect.

## Bedroom Two 12'2 x 9'1 (3.71m x 2.77m)



Having radiator and UPVC double glazed window to rear aspect.

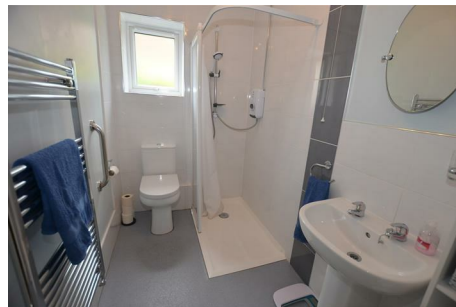
## Bedroom Three / Sun Room 15'1 x 6' (4.60m x 1.83m)



Currently used as a sun room and having radiator, UPVC double glazed

curved bay window with french door giving views and access over the south facing mature rear garden.

## Wet Room



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower area with shower screen, Triton electric power shower, complimentary ceramic tiled splash backs, chrome heated towel rail, ceiling extractor fan and UPVC opaque double glazed window to side aspect.

## Outside



The property occupies a sizeable mature south facing plot, in this highly sought after cul-de-sac location. To the front is a brick boundary wall, having a shaped lawned fore garden with deep filled mature shrubbed borders. A n adjacent block paved drive and pathway gives car standing space for

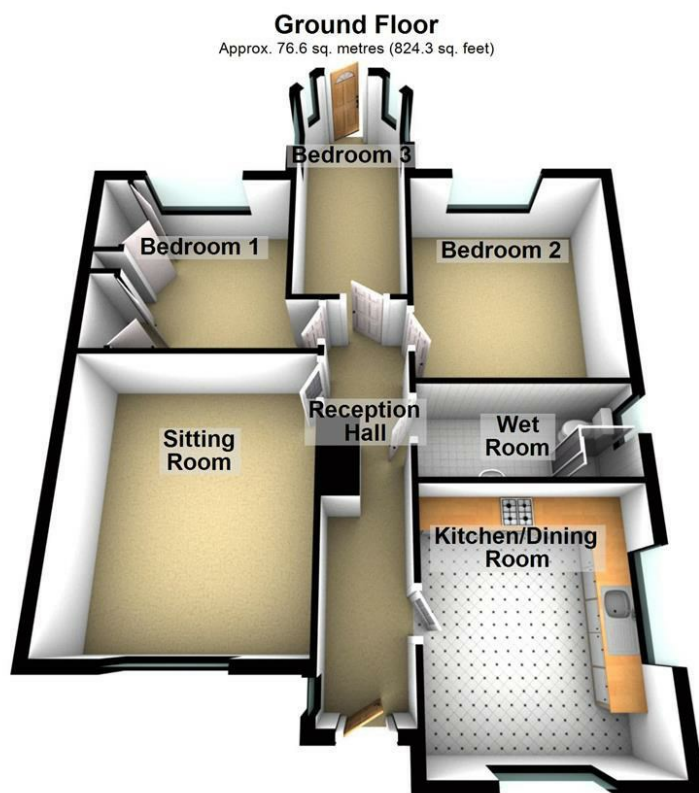
approximately four cars and leads to the detached brick garage, measuring internally 15'3 x 9'2, having twin galvanised steel and glazed garage doors, pitched tiled roof space and supplied with power and light. An internal door leads to a full width brick store room/workshop area with power, light and door to rear garden. The south facing rear garden is enclosed by brick walling together with close panel fencing, laid to a shaped lawn with block paved patio area, pathway, raised ornamental filled planters, cold water tap and lighting to side.

## Please Note

For added security purposes, a burglar alarm system has been installed.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 76.6 sq. metres (824.3 sq. feet)