

Stanhope Road, Mickleover, Derby
£172,950



27 Stanhope Road, Mickleover, Derby, DE3
9HG
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An internal inspection is absolutely essential to appreciate this comprehensively improved and tastefully decorated, gas centrally heated and UPVC double glazed semi detached bungalow, tucked away very nicely on a private westerly facing plot and located in this quiet cul-de-sac position. This beautifully appointed high specification property briefly comprises; 'L' shaped reception hall, charming lounge with feature fire, well equipped refitted dining kitchen, two double bedrooms and modern refitted shower room. Well tended gardens compliment this delightful home, together with block paved forecourt car parking for three cars.

Reception Hall



Having feature UPVC opaque double glazed regency style entrance door with UPVC opaque double glazed side light, radiator, coving to ceiling and access to roof space (having pull down loft ladder, the loft being mostly boarded, supplied with light and housing the recently installed wall mounted combination gas boiler providing instant domestic hot water and gas central heating). The pitch of the loft offers potential to convert to a third bedroom, subject to planning consents.

Sitting Room 13'8" x 10'4" (4.17 x 3.15)



The focal point of the room being the feature natural oak fire surround with black granite hearth and matching back plate, recessed coal effect living flame fire, television connection point, radiator, coving to ceiling and UPVC double glazed sliding patio doors giving views and access over the westerly facing rear garden.



Dining Kitchen 12'1 x 8'11 (3.68m x 2.72m)



Having a full range of cream high gloss soft close fitted wall, base, drawer and pantry units with contemporary brushed chrome handles, black granite effect laminated rolled edge working surfaces, inset black glass four ring halogen hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, complimentary polished ceramic tiled splash backs with slate effect vinyl floor, inset stainless steel sink top with side drainer, hot and cold monobloc tap, space and plumbing for automatic washing machine, space for larger fridge and freezer, radiator, UPVC double glazed windows to side and rear aspects and UPVC double glazed door to rear garden.

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Master Bedroom 12'4" x 10'4" (3.76 x 3.15)



Having recessed full width fitted wardrobes to include, three double wardrobes with ample hanging rail and shelving space, radiator, television connection point and UPVC double glazed window to front aspect.



Second Bedroom 9'3" x 8'9" (2.82 x 2.67)



Having radiator, television connection point and UPVC double glazed window to front aspect.

Shower Room



Having refitted modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in tiled shower cubicle with chrome mains fed shower, chrome and glass shower cabinet and door, complimentary ceramic tiled walls with contrasting vinyl floor, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

Outside

The property occupies a cul-de-sac position, at this sought after residential address, within easy walking distance of all the local shops and amenities. The property is sited on a westerly facing mature plot, having a full width open plan block paved fore court with fenced boundary, giving car standing space for approximately three cars. At the side of the property a wooden access gate leads to the landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with block paved patio and pathways, raised railway sleeper, kitchen garden area, cold water tap, garden lighting and timber potting shed.

Please Note

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

Directions

Intending purchasers approaching from Derby proceed along the A516 Uttoxeter Road into the village of Mickleover, passing through the first set of traffic lights. At the following set of traffic lights turn right on to Western Road, follow for some distance turning right on to Devonshire Drive. Continue along Devonshire Drive turning left on to Stanhope Road, follow round the bend where the property is situated on the left hand side, denoted by our 'For Sale' board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-54) F			
(1-10) G			
Not energy efficient - higher running costs			
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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-54) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor

