



1a Corden Avenue, Mickleover, Derby, DE3 9AQ

Offers Over £395,000

Presented to a stylish, quality finish we are delighted to offer for sale this superb four bedroom detached family home, ideally positioned for access to Derby Royal hospital, through routes and within the renowned Littleover School catchment area. The property offers a wealth of features to include generous reception hallway, bay fronted sitting room, open plan kitchen/diner with French doors to rear garden, fully fitted modern kitchen with centre island, fitted appliances and under floor heating. At first floor you will find the master bedroom with en-suite having double shower enclosure and twin sink, second bedroom also with en-suite. There are two further bedrooms and stylish family bathroom. Outside there is a block paved driveway leading to integral garage and generous side passage leads to private, enclosed rear garden.

Entrance Hallway



Having carpet to flooring, stylish decor, this wide hallway provides excellent space for greeting visitors. Composite part decorative glazed main entrance door with side windows, chrome power points and switches, gas central heating radiator and access to stairs.

Cloakroom/WC

Having carpet to flooring, stylish decor, low flush WC, pedestal wash hand basin with chrome hot and cold taps, tiled splashback to rear of wash hand basin and gas central heating radiator.

Sitting Room

18'0" (into bay) x 11'5" (5.5m (into bay) x 3.5m)



Having carpet to flooring, stylish decor. UPVC double glazed bay window to front aspect, TV point, chrome power points and switches, double doors to kitchen/diner. Please note: there is a gas point, should the new owner wish to reinstall a gas fire.

Kitchen/Diner

29'2" x 12'1" (min) to 15'8" (max) (8.9m x 3.7 (min) to 4.8 (max))



Having high gloss cream ceramic tiled floor and neutral decor., chrome power points and switches throughout, TV point and twin zone under floor heating. To the dining area there are double doors to the sitting room and UPVC double glazed French doors with side window giving views and access to the rear garden. To the kitchen area you will find a range of fitted wall, floor and drawer units to high gloss cream finish and with black quartz effect worktop., complimentary island with wine storage and breakfast bar, UPVC double glazed window to the rear aspect, part obscure glazed door to rear garden, inset stainless steel sink having vegetable preparation, drainer and Chef's tap, inset five burner gas hob with stainless steel splashback and stainless steel chimney style extractor hood, integral dishwasher, integral washing machine, integral Neff double oven and inset spotlights to ceiling.

Stairs/Landing

Having carpet to flooring, stylish decor, wooden spindle balustrade to staircase and loft access from landing.

Master Bedroom

16'4" (max) x 14'5" (max) (5.0m (max) x 4.4m (max))



Having carpet to flooring, stylish decor, walk in UPVC double glazed bay window and gas central heating radiator.

Master En-Suite

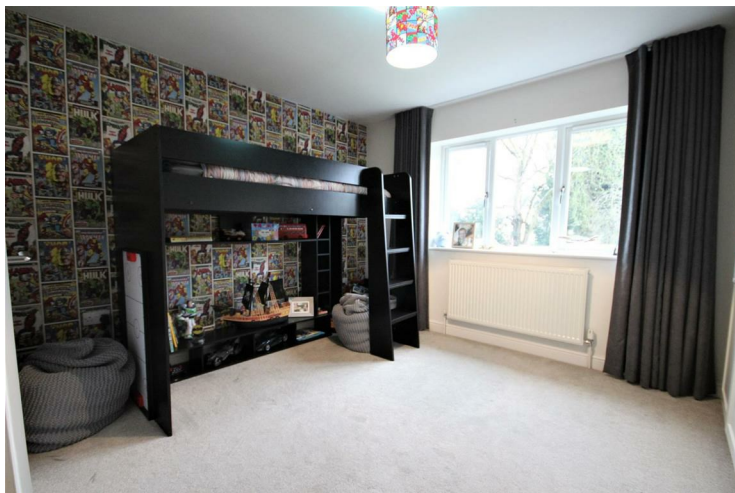
12'5" x 5'6" (3.78 x 1.68)



With wood effect ceramic tiled flooring and neutral decor, 'Metro' tiled splashbacks to shower and sinks, inset lights to ceiling, wall mounted vanity unit with twin sinks having chrome monobloc taps, low flush WC, walk in double shower enclosure with plumbed shower having 'drench' attachment. Obscure UPVC double glazed window to front aspect and gas central heating radiator.

Bedroom Two

15'1" (max) x 10'2" (max) (4.6m (max) x 3.1m (max))



Having carpet to flooring, neutral decor, UPVC double glazed window to rear aspect and gas central heating radiator.

En-Suite (Bedroom Two)



Having ceramic tiled flooring, neutral decor., single shower enclosure with plumbed multi jet shower, vanity unit with inset low flush WC and wash hand basin with chrome waterfall tap, obscure UPVC double glazed window to side aspect, gas central heating radiator and inset lights to ceiling.

Bedroom Three

11'9" (max) x 8'6" (max) (3.6m (max) x 2.6m (max))



Having carpet to flooring, stylish decor, UPVC double glazed window to rear aspect and gas central heating radiator.

Bedroom Four

9'10" x 7'2" (3.0m x 2.2m)



Having carpet to flooring, neutral decor, UPVC double glazed window to rear aspect and gas central heating radiator.

Family Bathroom



Having ceramic tiled floor and fully tiled walls. Side aspect obscure uPVC double glazed window. Three piece white bathroom suite comprising a free standing bath, low flush wc and pedestal wash hand basin with chrome hot and cold taps.

Outside (Front)

To the front is a block paved driveway with adequate parking for 2 to 3 cars and lawn.

Outside (Rear)

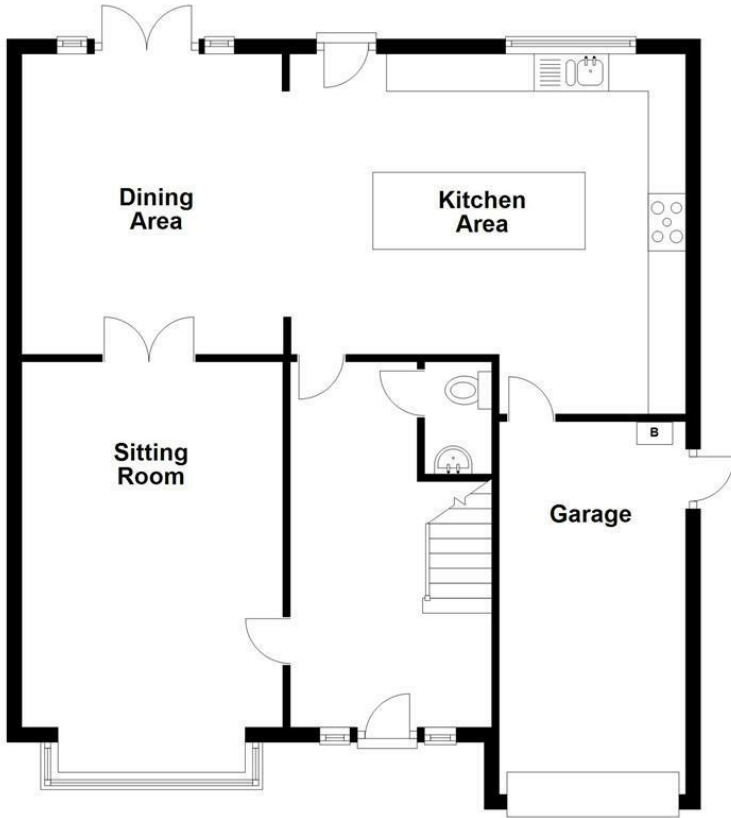


To the rear is a private and enclosed garden, laid mainly to lawn with some planting borders and stone patio area. There is gated access from the front of the property, providing an area of significant outside storage space.

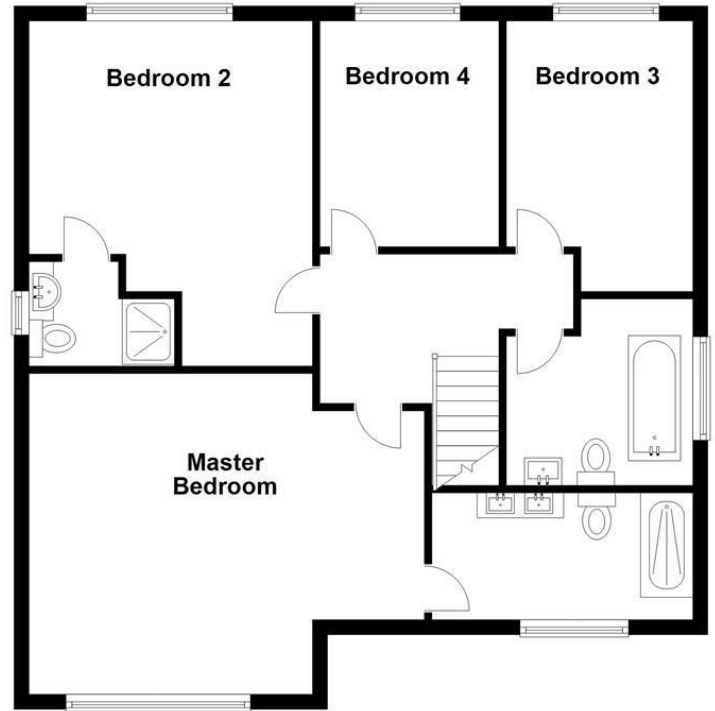
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Ground Floor

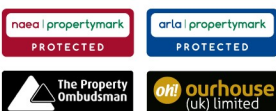


First Floor



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 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			
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
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980

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