



11 Chestnut Avenue, Mickleover, Derby, DE3 9HH

£165,000

- Semi Detached Bungalow
- Gas Central Heating & Double Glazing
- Spacious Lounge & Fitted Kitchen
- Generous Driveway & Detached Garage
- Close to Local Shops & Amenities
- Requires Cosmetic Updating
- Porch & Entrance Hallway
- Two Bedroom & Shower Room
- South Facing Rear Garden
- No Chain

NO CHAIN - A well proportioned two bedroom semi-detached bungalow, benefiting from a wide frontage with generous driveway, detached garage and south facing rear garden. This property is positioned just a moments walk away from local amenities on Devonshire Drive and within easy access of a good range of amenities in Mickleover Village Centre.

The property requires a degree of cosmetic improvement but offers exciting potential for improvement. The accommodation has the benefit of uPVC double glazing, gas central heating and in brief comprises: entrance porch, entrance hall, spacious lounge/dining room, fitted kitchen, two bedrooms and shower room with white three piece suite.

Outside the property property stands set back from the road behind a grass verge and has well maintained gardens to the front, generous tarmac driveway to the front providing off road parking for three vehicles and leading to a detached single garage.

LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

THE ACCOMMODATION

GROUND FLOOR

Entrance through uPVC double glazed doorway into:

Entrance Porch

With built in handrail. uPVC obscured double glazed doorway into:

Entrance Hallway

10'2 x 2'11 (3.10m x 0.89m)

Having central heating radiator, built in coat hooks, wooden picture rail, high wall shelving and loft access. Panelled doors give access to both bedrooms and bathrooms and a further glass panelled door gives access to:

Spacious Lounge

13'11 x 13'2 (4.24m x 4.01m)

Fitted with a feature Adam style fireplace with Mahogany wood surround and marble hearth back plate with inset coal effect Living Flame gas fire. There is a TV point, coving to ceiling, central heating radiator and uPVC double glazed sliding patio door giving access through to the rear garden. A glass panelled door gives access through to:



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Fitted Kitchen

10'10 x 6'1 (3.30m x 1.85m)

The kitchen is fitted with a range white fronted wall, base and drawer units with roll edge laminated granite effect work surface over, ceramic tiled splash backs, stainless steel one and a half bowl sink drainer unit with mixer tap, recess for stand alone gas cooker to include a New World gas cooker with double oven and gas four ring hob with extractor unit over. There is low level appliance space with plumbing for automatic washing machine, wall mounted Glow Worm boiler, Beech effect laminate flooring, central heating radiator, two uPVC double glazed windows to the side elevation and an obscured uPVC double glazed doorway which leads to the rear garden.



Master Bedroom

12'1 x 9'11 (3.68m x 3.02m)

Having Oak effect laminate flooring, central heating radiator, wooden dado rail, coving to ceiling and uPVC double glazed window to the front elevation and airing cupboard with access to the hot water cylinder.



Bedroom Two

8'5 x 6'1 (2.57m x 1.85m)

Having central heating radiator and uPVC double glazed window to the front elevation.



Shower Room

6'5 x 5'11 (1.96m x 1.80m)

Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin, curved glass corner shower cubicle, ceramic tiling to walls with mosaic style tiled border, central heating radiator, extractor fan, coving to ceiling, recessed halogen down-lighters and uPVC obscured double glazed window to the side elevation.



OUTSIDE

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Frontage & Driveway

The true feature of this property, standing in a corner position, is the wide frontage with generous tarmacadam driveway providing off road car standing for approximately 3 vehicles with block paved border. Also having planted borders, lawned section of garden to the front with conifer hedge boundary. There is access through to a single detached garage.



Detached Single Garage

Being built of concrete sectional design with up and over door, side personal access door and rear window.

Enclosed Rear Garden

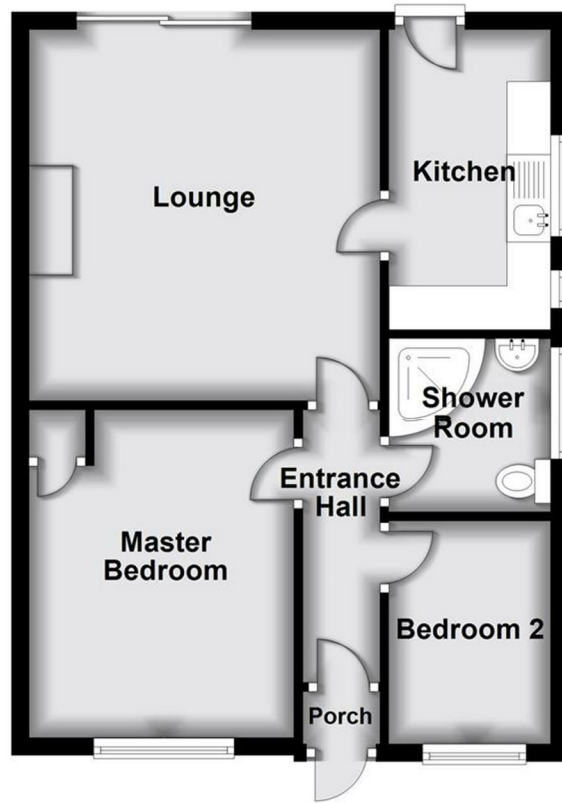
A decorative wrought iron gate which leads through to a pathway between the house and the garage with a block paved pathway leading to a useful rear bin storage area, area laid to lawn, planted borders, fruit trees located at the bottom end of the garden including apple, plum and damson trees. The garden is enclosed by a fence panelled conifer hedge boundary.



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Ground Floor


Approx. 48.3 sq. metres (520.1 sq. feet)




Total area: approx. 48.3 sq. metres (520.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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