



20 Wells Road, Mickleover, Derby, Derbyshire, DE3 9BU

£185,000

CHAIN FREE - Scoffield Stone are pleased to offer For Sale this spacious TWO BEDROOM SEMI DETACHED BUNGALOW in this sought after residential location. The property has been refurbished to a modern standard and is within easy walking distance to the Royal Derby Hospital & Mickleover village centre. Accommodation Briefly comprises; entrance porch, large kitchen diner, sitting room, king size main bedroom, one double bedroom, modern fitted bathroom, gardens to both the front and rear and detached single garage. Upvc double glazing and gas central heating throughout.

Entrance Hall

Carpeted with side aspect obscure upvc double glazed, part panelled entrance door and side window, inset lights to ceiling and access to roof space. The roof space is accessed via a loft ladder and is boarded, with lighting and electricity points.

Sitting Room

14'11" x 11'0" (4.55 x 3.36)



Carpeted and neutrally decorated with front aspect upvc double glazed bow window, radiator, TV socket, cable socket and telephone socket.

Kitchen/Diner

12'7" x 8'7" (3.85 x 2.64)



Having ceramic tiled flooring, side aspect upvc double glazed window, rear aspect upvc double glazed door to garden with side window, a range of fitted wall and floor units to Beech effect with wood effect roll edge worktop and tiled splashbacks. Integrated stainless steel electric oven with gas hob and chimney style extractor hood over, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, wall light, radiator and Worcester combination boiler.

Bedroom One

15'5" x 10'11" (4.7 x 3.34)



Carpeted and neutrally decorated with rear aspect upvc double glazed picture window, built in wardrobes and radiator.

Bedroom Two

9'10" x 8'11" (3 x 2.74)



Carpeted with front aspect upvc double glazed window and radiator.

Bathroom



Having ceramic tiled flooring and fully tiled walls, with side aspect obscure upvc double glazed window, inset lights to ceiling, bath tub with chrome mixer tap and plumbed shower over, pedestal wash hand basin with chrome monobloc tap, toilet and chrome heated towel rail.

Outside



To the front of the property is a small wall with planting border and block paved driveway. A Tarmacadam driveway leads along the depth of the house to the rear where you will find a detached single garage and an enclosed garden which is laid mainly to lawn and also has a block paved patio. The garage has power, lighting and workbench.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor

Approx. 675.2 sq. feet



Total area: approx. 675.2 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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			86
(81-91) B			
(69-80) C		71	
(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	



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