



5 Regents Drive, Mickleover, Derby, DE3 0AP

£225,000

Scofield Stone are delighted to bring to the market For Sale this beautifully presented, 'nearly new', three bedroom semi-detached home, located within the new Barratt Homes development to the South of Mickleover. Accommodation in brief comprises entrance to hallway with guest cloakroom, sitting room and kitchen/diner to ground floor. On the first floor there are two double bedrooms, one single bedroom and bathroom. The main bedroom has an en suite shower room. To the front of the property is a double driveway, whilst at the rear there is an enclosed garden. The property is within walking distance of the village, with its good selection of shops and services and there is excellent access to main routes.



Mickleover: 01332 511000
Hilton: 01283 777100
www.scofieldstone.co.uk

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Entrance Hall

With part double glazed composite door to the front aspect, vinyl flooring, stairs to the first floor, radiator and doors of to;

Guest Cloakroom

Comprising of low-level WC and pedestal corner wash hand basin with chrome mixer tap and radiator.

Lounge

15'5" x 11'9" (4.71 x 3.6)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, tv and telephone point.

Kitchen/Diner

14'11" x 10'5" (4.57 x 3.18)



Beautifully presented having wall and base units housing the gas central heating boiler and stainless steel one bowl sink and drainer with chrome mixer tap. Integral electric oven, halogen electric hob, extractor fan, integral slimline dishwasher, integral washer/dryer, integral fridge freezer. Storage under stairs cupboard, radiator and uPVC double glazed french doors to the rear garden.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, radiator, airing cupboard and access to roof space.

Bedroom One

11'9" x 8'5" (3.59 x 2.57)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator and built in wardrobe.

En Suite



Having wood effect vinyl flooring and neutral decor with side aspect obscure upvc double glazed window, inset lights to ceiling, toilet, pedestal wash hand basin with chrome monobloc tap, single shower enclosure with electric shower, tiled splashbacks and chrome heated towel rail.

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Bedroom Two

10'2" x 8'5" (3.1 x 2.57)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

Bedroom Three

8'9" x 6'2" (2.67 x 1.9)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator and built in wardrobe.

Bathroom



Having wood effect vinyl flooring and neutral decor with rear aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, pedestal wash hand basin, toilet, bathtub with chrome mixer tap and plumbed shower over, tiled splashbacks and chrome heated towel rail.

Outside

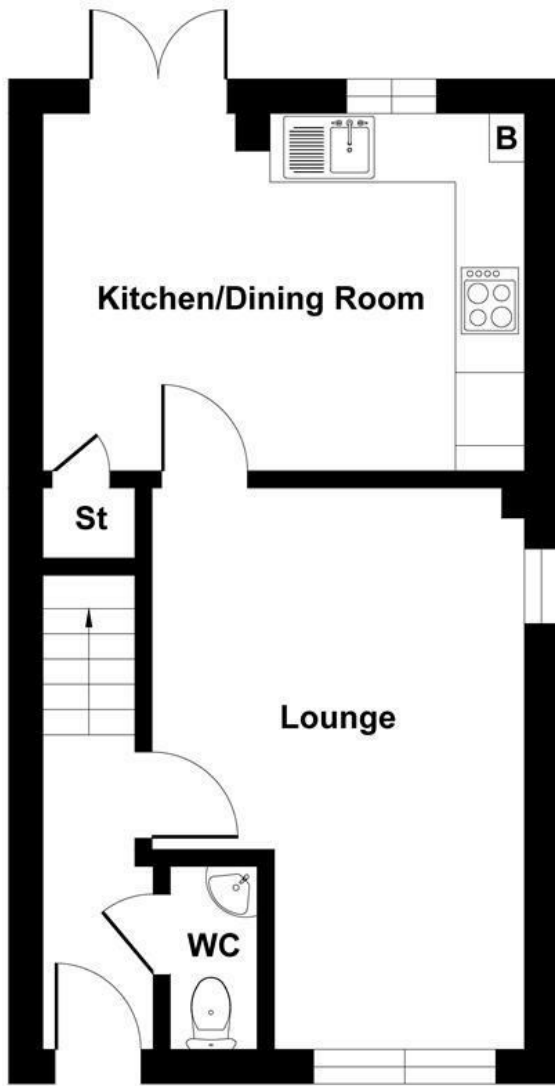


To the front is a tarmac double driveway. To the rear is an enclosed garden, laid to lawn.

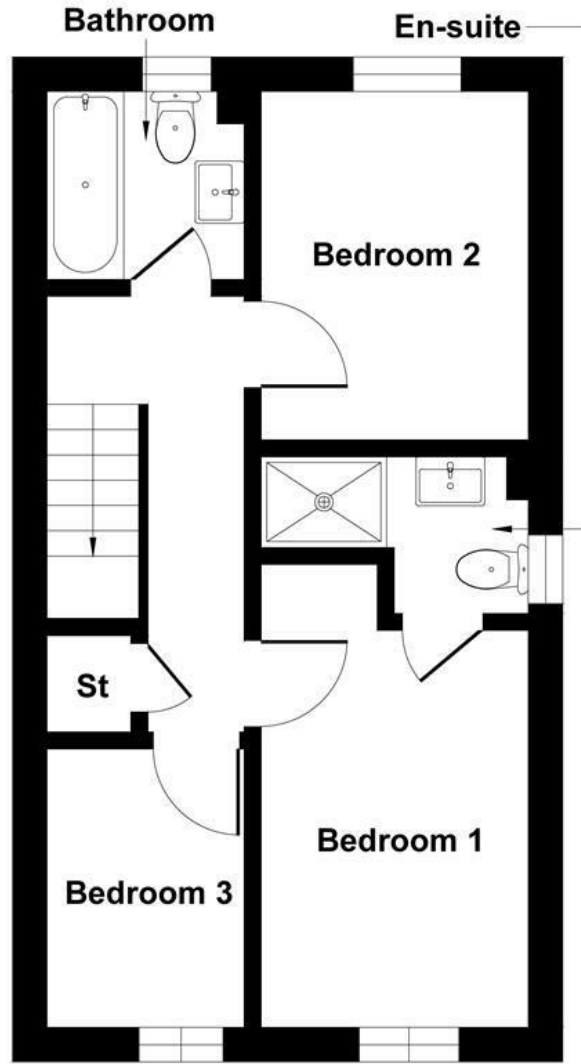
Disclaimer

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5 Regents Drive



Ground Floor



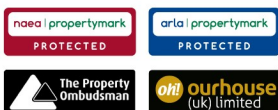
First Floor

Not to Scale. Produced by The Plan Portal 2020
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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	
85	97
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	
88	100
England & Wales	
EU Directive 2002/91/EC	



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