



**18 Holmesfield Drive, Mickleover, Derby, Derbyshire, DE3 9JD**

**£425,000**

Scofield Stone are proud to present to the market FOR SALE THIS IMMACULATELY PRESENTED, four-bedroom family home enjoying A GENEROUS CORNER PLOT IN A CUL-DE-SAC LOCATION. The property has been sympathetically extended to provide spacious and unique accommodation. The property in brief comprises of; Entrance to hallway with lounge, office, kitchen/diner, dining area, utility area and spacious garage to ground floor. At the first floor there is a king size main bedroom, three further bedrooms with a bathroom which could be converted into an ensuite to the main bedroom and separate shower room. Outside there are well manicured gardens to the front, side and rear with block paved patio, decking and terraced lawns. The property is within the ever popular Littleover school catchment area and also has potential for further extensions subject to local planning and building regulations. THIS PROPERTY MUST BE VIEWED to appreciate what it has to offer.



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### Entrance hallway

uPVC part glazed door with two double glazed matching side panels to the front aspect, stairs to the first floor with under stair storage, radiator and doors off to;

### Lounge

11'7" max x 18'5" max into bay (3.54 max x 5.63 max into bay)



Neutrally decorated with carpet flooring, gas inset fire with wooden and marble style hearth, uPVC double glazed window to the front aspect and radiator.

### Office

7'6" max x 16'11" (2.29 max x 5.16 )



Neutrally decorated with uPVC double glazed window to the front aspect and electric storage heater.

### Kitchen/Diner

9'10" x 17'5" (3.00 x 5.32)



With tiled flooring and comprising of oak shaker style wall and base units, roll top work surface, integral dishwasher, integral electric oven, integrated microwave, gas hob, composite one and a half bowl sink with drainer, door to pantry, uPVC double glazed window to the rear aspect, radiator and opening to;

### 3rd Reception/ Dining area

8'7" x 9'11" (2.62 x 3.04)



With laminate flooring, uPVC double glazed door to the rear aspect and matching full height uPVC double glazed window and radiator.

### Rear Vestibule

With uPVC part glazed door to the side aspect, tiled flooring, radiator and doors off to;

### Utility Area

3'11" x 4'3" (1.21 x 1.31)

Having roll top work surface with stainless steel one bowl sink and drainer, base cupboard, plumbing for washing machine and uPVC double glazed window to the rear aspect.

### Garage

16'11" x 14'4" (5.17 x 4.39)

Spacious area with wooden fire door with single glazed window' to the rear aspect, fitted wall and base units, up and over door, storage to loft area, electric points and lighting

### Landing

Neutrally decorated with airing cupboard, loft hatch and doors off to;

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### Bedroom One

12'5" x 17'1" max inc wardrobe (3.80 x 5.23 max inc wardrobe)



Having fitted wardrobes, uPVC double glazed window to the front aspect and radiator.

### Bedroom Two

9'9" plus wardrobe x 10'5" (2.98 plus wardrobe x 3.20)



Neutrally decorated with built in wardrobe, uPVC double glazed window to the rear aspect and radiator

### Bathroom



Spacious room with potential to be converted into an ensuite, comprising of; larger than average oval bath set on a raised platform, wash hand basin set within a vanity unit with further storage cupboards, Low level WC, chrome heated towel rail, tiling to splashback areas and obscured uPVC double glazed window to the rear aspect.

### Bedroom Three

10'2" x 12'4" plus wardrobe (3.11 x 3.78 plus wardrobe)



Neutrally decorated with built in wardrobe, uPVC double glazed window to the front aspect and radiator.

### Bedroom Four

7'6" x 9'2" including stair hub (2.30 x 2.80 including stair hub)

Neutrally decorated with built in wardrobe, uPVC double glazed window to the front aspect and radiator.

### Shower room

Fitted with a three piece white suite comprising of low-level WC wash hand basin set within a vanity unit, shower cubicle with an electric shower, part tiling, obscured double glazed window to the rear aspect and radiator.

### Outside front

Generous plot with blocked paved driveway providing ample off road parking and landscaped garden area with established plantings.



Outside Rear and Side

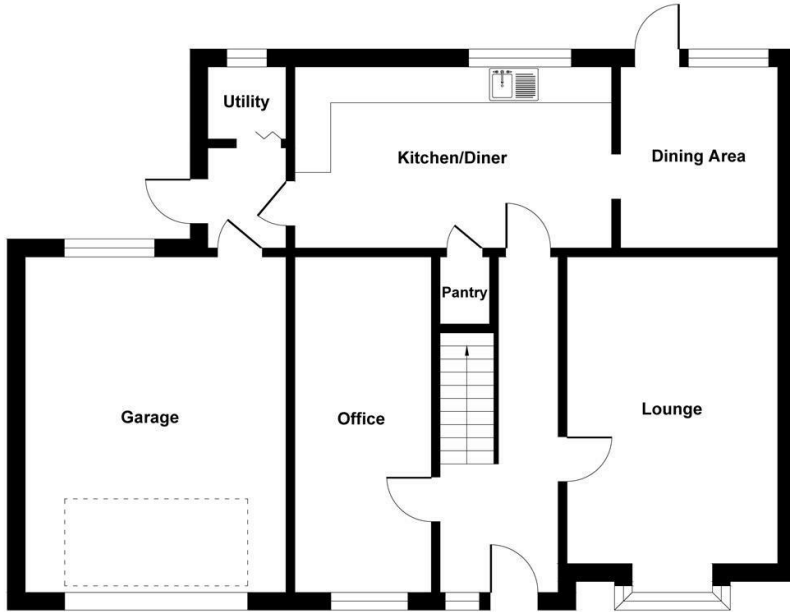


Beautifully maintained south facing landscaped garden with patio areas, lawns and established planted borders with timber boundaries

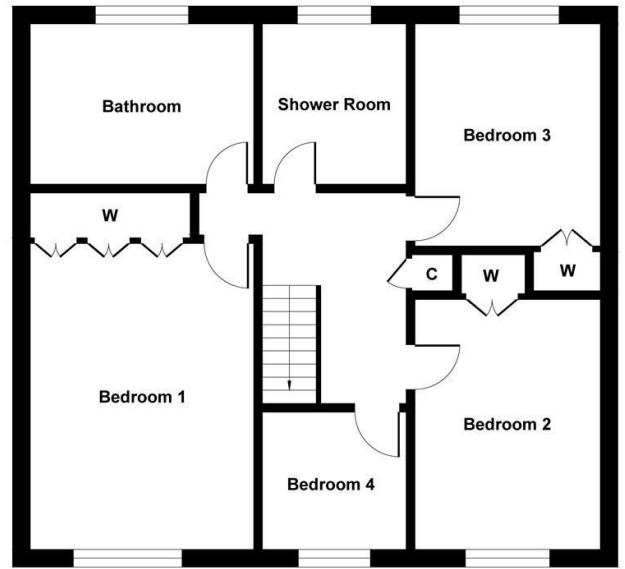
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## 18 Holmesfield Drive



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2020  
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**SCOFFIELD  
STONE**  
estate agents



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	
		61	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		66	82



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