



**8 Muirfield Drive, Mickleover, Derby, Derbyshire, DE3 9YA**

**£310,000**

Scofield Stone are delighted to offer 'FOR SALE' this two bedroom detached bungalow in the sought after location of Mickleover. This well presented property IN NEED OF SOME MODERNISATION is ideally located, being close to local services, amenities, and bus routes. Accommodation in brief comprises of: entrance lobby, Lounge, kitchen, open-plan area previously being bedroom three and can easily be restored to a room, two bedrooms and a wet room. Being on a corner plot, the property also benefits from a large driveway with ample parking and a generous rear garden. VIEWING IS HIGHLY RECOMMENDED to fully appreciate all this property has to offer.



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### Entrance lobby

With uPVC obscure part double glazed door to the front aspect, radiator and door to;

### Lounge

15'9" x 11'3" (4.81 x 3.43)



Neutrally decorated having gas fire, marble effect hearth wooden surround, radiator and uPVC box bay double glazed windows to the front aspect.

### Breakfast Kitchen

14'11" max x 10'4" max (4.57 max x 3.17 max)



Fitted with a range of wall and base units, laminate worktop, gas double oven, gas hob, extractor fan, composite one and half bowl sink with drainer and mixer tap, plumbing for washing machine, under counter space for appliances, breakfast bar, radiator and uPVC double glazed window to the front aspect.

### Central Hallway

With loft access, open-plan area and doors off to;

### Open-plan area/ Bedroom Three

7'9" x 6'9" (2.38 x 2.06)



Originally the third bedroom and now being used as an open-plan study. With radiator and uPVC double glazed window to the side aspect. This can easily be restored to a third bedroom.

### Bedroom One

11'10" x 10'0" plus doorway (3.61 x 3.05 plus doorway)



With fitted wardrobe and dressing table, radiator and uPVC double glazed window to the rear aspect.



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### Bedroom Two

9'10" x 11'11" including wardrobe (3.02 x 3.65 including wardrobe)



With fitted wardrobe, radiator and uPVC double glazed window to the rear aspect.

### Wet Room



With walk in shower area, White low level WC, pedestal wash hand basin, airing cupboard, extractor fan, radiator and obscure uPVC double glazed window to the side aspect.

### Outside front

With storm porch, lawned area and hedged boundaries.

### Outside Rear



Spacious corner plot with access around the property having tarmac driveway providing ample parking and access to the garage, paved patio area, pathway, lawn, established plantings, brick and timber boundaries.

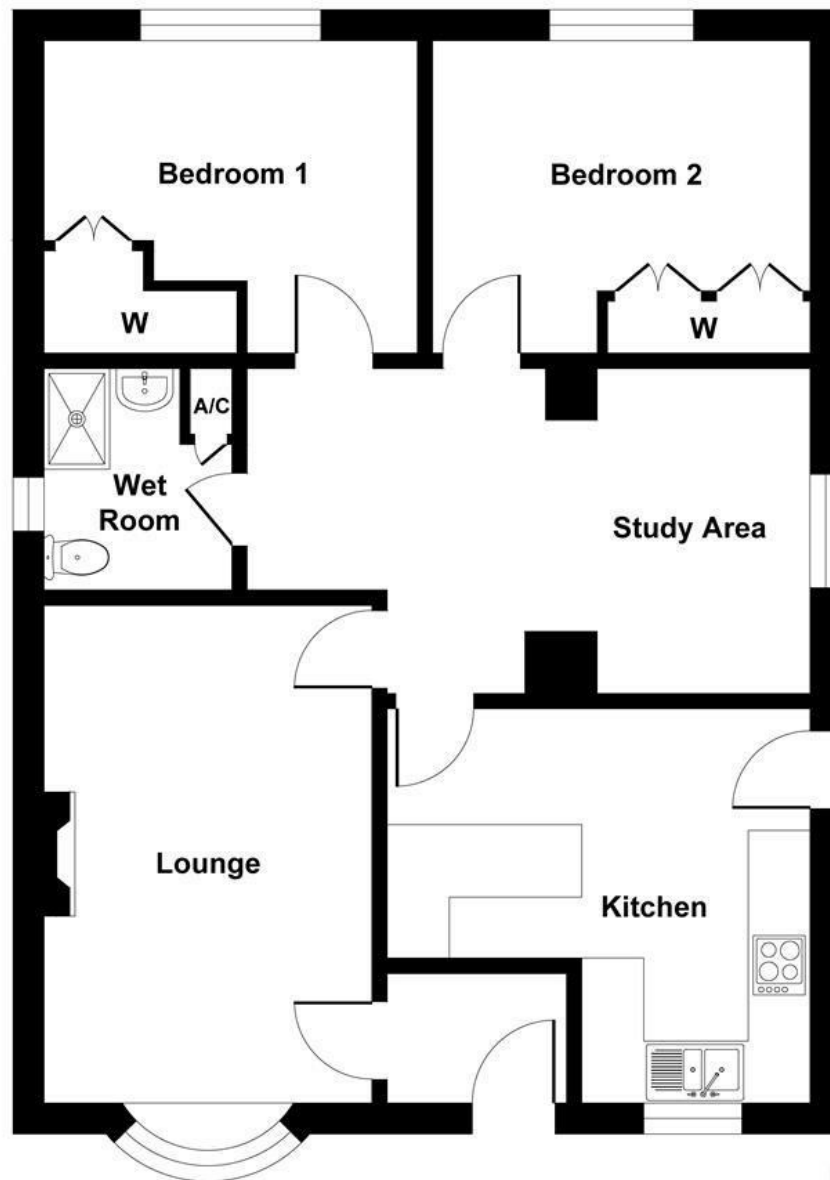
### Garage

Brick construction with up and over door, lights and power

### 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.

# 8 Muirfield Drive



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**SCOFFIELD  
STONE**  
estate agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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