



## Fennel Cottage, 11 Limes Avenue, Mickleover, Derby, Derbyshire, DE3 0DB

**Offers Over £325,000**

Scofield Stone are delighted to bring to the market for sale this Three Bedroom Detached, Grade II listed cottage at the heart of Mickleover village, full of character and charm and retaining many original features such as brick tiled flooring, exposed beams, open brick fireplaces and panelled doors. This is an ideal 'work from home' property as there is a detached building in the garden which has been converted to provide a large office space with light, power, telephone points and with French doors onto the decked patio providing a nice environment to work in. The position of the property means that it is ideally placed for excellent access to a very good range of local shops and services. Requiring a moderate degree of upgrading the property must be viewed to appreciate the potential it holds.



Mickleover: 01332 511000

Hilton: 01283 777100

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## Reception

13'11" max x 12'1" (4.26 max x 3.69)



Having brick tiled flooring and neutral decor, exposed beams to ceiling, front aspect wooden framed window, open brick fireplace with wooden mantle, wall light, radiator, cable point, telephone point and access to first floor via door to staircase.

## Sitting Room

19'7" x 13'11" (5.99 x 4.26)



Having wooden floorboards, neutral decor, front and side aspect wooden framed windows, exposed beams to ceiling, open brick fireplace with wooden mantle, radiator, point and under stairs storage.

## Kitchen

10'4" max x 24'2" max (3.16 max x 7.38 max)



Having ceramic tiled flooring and neutral decor, exposed beam to ceiling, rear aspect wooden framed window, side aspect part glazed wooden door to garden, a range of fitted wall and floor units to panelled wood finish with stone effect roll edge worktop and tiled splash backs, inset gas hob, inset composite sink with gold colour mixer tap, inset electric oven, under counter space and plumbing for dishwasher, integrated fridge.

## Downstairs Shower Room

Having brick tiled flooring, neutral decor, radiator, toilet, single shower enclosure with electric shower, wash hand basin to vanity unit with gold colour mixer tap. Shaving point.

## Conservatory

21'9" max x 7'8" max (6.63 max x 2.34 max)



Having stone flooring and brick walls, exposed beam to ceiling, three rear aspect wooden framed windows, rear and side aspect part glazed wooden doors, wall mounted electric heater and built-in utility cupboard with space and plumbing for washing machine.

## Stairs/Landing

Having wooden floorboards, neutral decor and wooden spindle balustrade with handrail.



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## Bedroom One

19'9" max x 11'0" max (6.04 max x 3.37 max)



Carpeted and neutrally decorated, front and side aspect wooden framed windows, telephone point, two radiators and fitted wardrobes.

## Bedroom Two

14'1" max x 12'7" max (4.3 max x 3.85 max)



Carpeted and neutrally decorated, front and side aspect wooden framed windows, cable point, radiator and fitted wardrobes. Access to:-

## Bedroom Four/Nursery/Office

10'1" x 6'6" (3.08 x 1.99)

With wooden floorboards, sloping ceiling, rear aspect wooden framed window, radiator and IDEAL gas boiler.

## Bedroom Three

9'5" x 6'5" (2.88 x 1.96)



Having wooden floorboards, neutral decor, sloping ceiling, rear aspect wooden framed window and radiator.

## Bathroom



This larger than average bathroom has wooden floorboards, neutral decor, exposed beam to ceiling, side aspect wooden framed window, eves storage, built in airing cupboard with hot water cylinder, toilet, wash hand basin to vanity unit with chrome mixer tap and bathtub with chrome mixer tap and shower attachment. Access to roof space.

## Outside



A pedestrian footway meets the front of the building. To the side and rear, a generous mature garden envelops the property and has an interesting mixture of levels with paved and decked patio, planting borders with established tree and shrub growth, pond, lawn, GATED DRIVEWAY and DETACHED OFFICE



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### Detached Office Room

19'7" x 9'3" (5.97 x 2.84)



To the rear of the garden you will find this detached office space which has ceramic tiled flooring, two front aspect wooden framed windows, wooden framed double glazed French doors to decked patio, light, power, telephone point and access to roof space.

### 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.

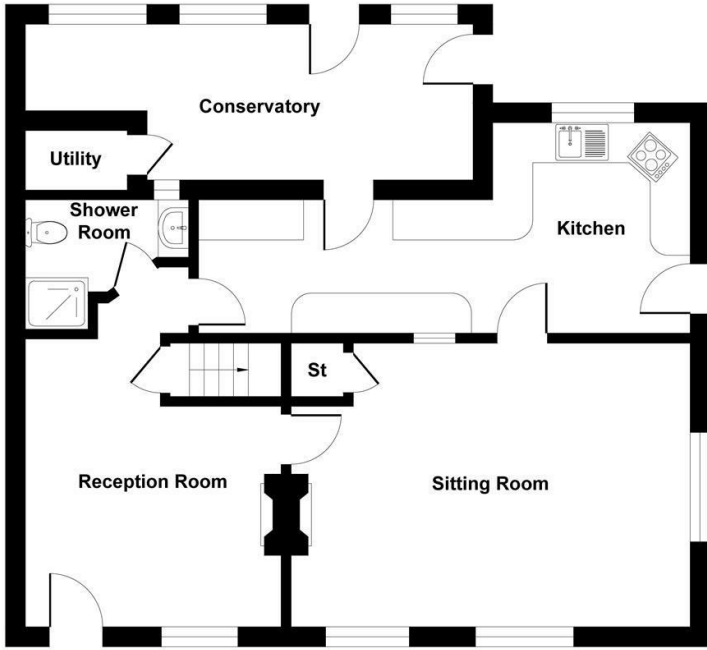


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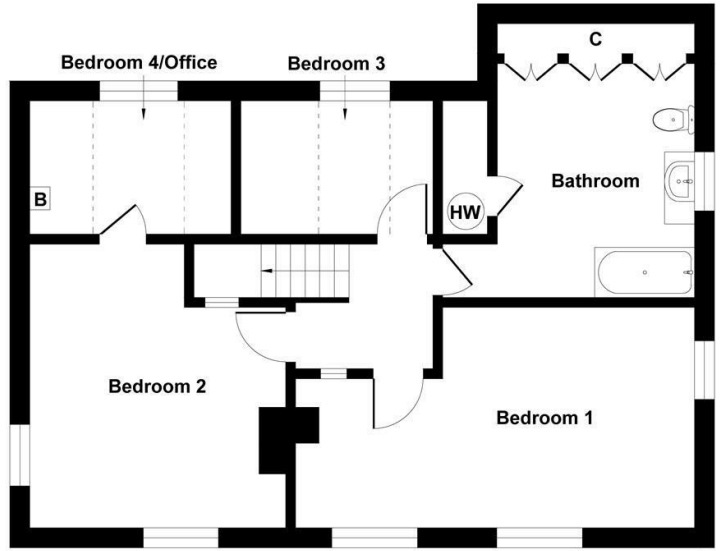
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# Fennel Cottage



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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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			
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			
(91-91) 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	



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