



199 Western Road, Mickleover, Derby, Derbyshire, DE3 9GT

£325,000

Scofield Stone are delighted to bring to the market this sympathetically restored IMMACULANTLY PRESENTED TRADITIONAL THREE BEDROOM SEMI-DETACHED PROPERTY full of charm and character and situated at this ever popular sought after address. Occupying a substantial plot the property is presented to an immaculate standard throughout and briefly comprises; reception hallway, bay fronted sitting room, OPEN PLAN KITCHEN DINIER with log burner, modern fully fitted kitchen, to the first floor are three spacious bedrooms and modern family bathroom. Outside is a large driveway, fore garden, detached BRICK GARAGE/WORSHOP and a large rear garden. VIEWING ESSENTIAL to appreciate the quality of accommodation on offer.



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

Canopied Storm Porch

Having coach light to:

Reception Hallway

Having wooden original style entrance door with circular opaque stain and leaded light port hole style window, matching opaque top light, matching original opaque port hole style window to front aspect, radiator, under stairs storage cupboard, staircase to first floor and doors off to;

Lounge

14'3" into bay x 12'11" max (4.36 into bay x 3.94 max)

Having tasteful decor, picture rail, carpet to flooring, radiator, TV point, wooden decorative fire surround to chimney breast, telephone point and Upvc double glazed bay window with stain and leaded top lights and custom shutters to front aspect.

Utility Room/ Guest Cloakroom

5'6" max x 8'9" max (1.69 max x 2.69 max)

Open-plan kitchen Diner

22'2" max x 14'8" max (6.76 max x 4.49 max)

Recently refurbished to a high standard fitted with a range of contemporary base and drawer units with brushed chrome handles, laminate roll top surfaces, inset stainless steel two bowl sink, chrome hot and cold mixer tap, complementary ceramic tile splash backs, integral double oven, integral dishwasher, integral dish washer, five ring gas hob, spot lights, radiator, laminate flooring, Upvc double glazed window to the rear aspect, and Upvc opaque double glazed door to side aspect.

Dining Area

Fitted with log burning stove and uPVC windows and french doors opening to the rear garden

First Floor Landing

Being neutrally decorated, carpet to flooring, original sky light and doors off to;

Main Bedroom

12'11" into alcove x 13'0" max (3.95 into alcove x 3.97 max)

Having original tiled fire surround, tasteful decor, picture rail, carpet to flooring, radiator, TV point and Upvc double glazed window with stain and leaded top lights to front aspect.

Bedroom Two

12'9" into alcove x 12'0" (3.90 into alcove x 3.66)

Having original brick edged fire surround, tasteful decor, picture rail, carpet to flooring, radiator and Upvc double glazed window to rear aspect.

Bedroom Three

8'11" x 8'5" (2.74 x 2.57)

Being tastefully decorated and having carpet to flooring, Upvc double glazed window to the rear aspect and access to loft space. Loft space having pull down loft ladder, insulation, light and partially boarded.

Family Bathroom

Having been recently fitted this modern suite comprises; low centre flush wc, wash hand basin with chrome hot and cold mounted on vanity unit, L shaped bath with chrome hot and cold mixer tap, chrome mains fed drench shower over bath with further

hand held attachment, chrome and glass shower screen, complementary ceramic fully tiled walls, complementary ceramic tiled flooring, extractor fan, inset spot lights to ceiling, chrome heated towel rail and Upvc opaque double glazed window to side aspect.

Outside Front

To the front of the property is an ample brick edged tarmac driveway with standing space for several cars with an adjacent fore garden with slate for extra parking with hedge and timber boundaries. Twin wooden gates lead down the side of the property with further car parking if required and on to the detached brick built garage.

Outside Rear

To the rear of the property is an extensive South facing garden being fully enclosed by close panel fencing and mature hedge boundaries, supplied with cold water tap and security lighting. Patio area ideal for entertaining leading on to the extensive shaped lawn with a range of established shrub and flower borders.

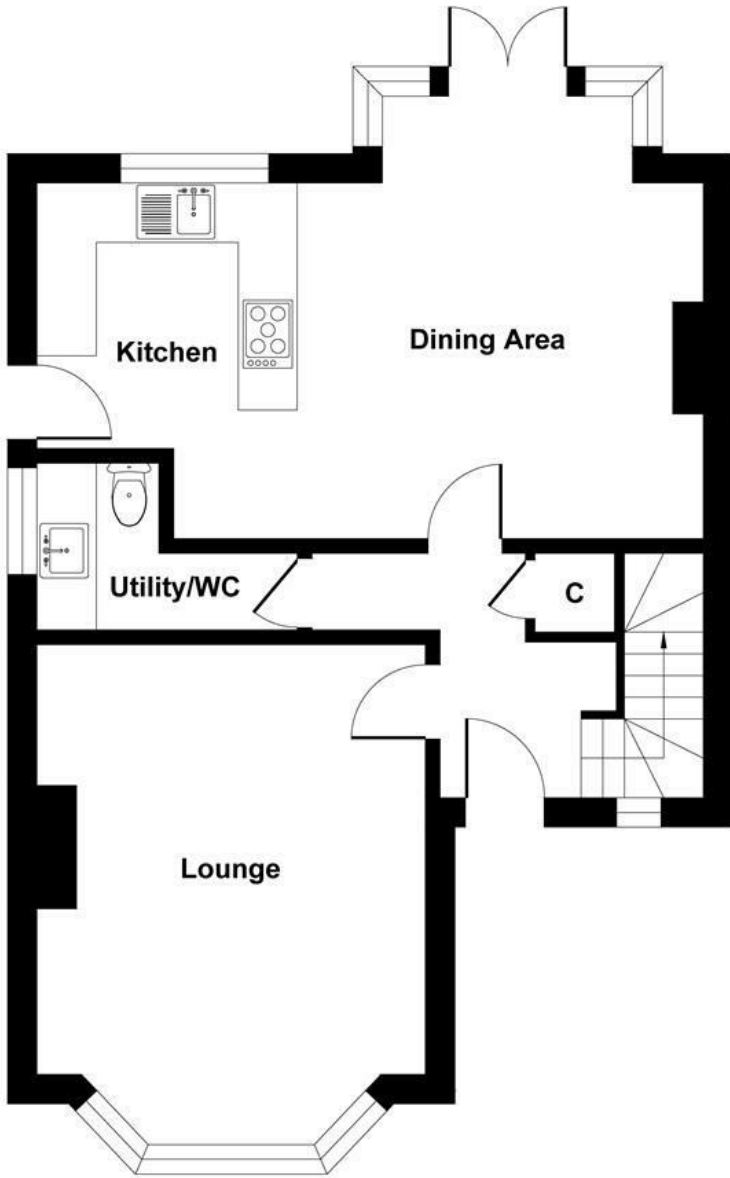
Garage / Workshop

Being detached and brick built of size with wooden bi-fold doors, side personal door, supplied with power and light. To the front of the garage is an overhead gantry and a wooden gate built into brick wall gives access to the rear garden.

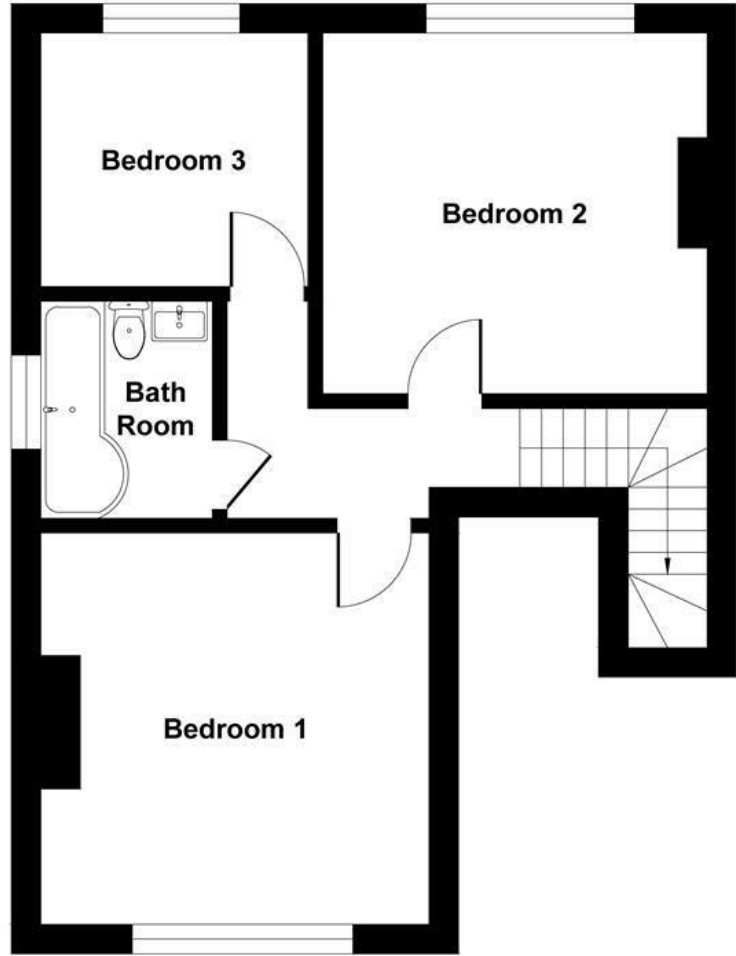
Disclaimer

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.

199 Western Road



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



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	86

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			
England & Wales		EU Directive 2002/91/EC	



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Reg. Office address as above

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000
t: Hilton Office 01283 777100
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980