

## 70 Chestnut Avenue, Mickleover, Derby, DE3 9FS

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Offers Around £650,000

Freehold

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- Beautiful, Traditional Detached Residence
- Generous Sized Plot measuring just over One Fifth of an Acre
- Beautiful Gardens to both Front & Rear
- Extensive Driveway & Double Garage
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Study
- Breakfast Kitchen & Utility
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- No Chain





## Summary

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NO CHAIN. This is an attractive, traditional, four bedroom, detached residence occupying a fabulous plot measuring 1/5th of an acre on highly desirable Chestnut Avenue in Mickleover.

Properties rarely come to the market on this road and this particular property is set well back behind a well-established fore-garden and extensive gravel to driveway, leading to a double garage. To the rear of the property is an extremely private garden bounded by neat, well maintained hedging and features an extensive lawn, patio, mature trees and well stocked borders.

Internally, the property features an L-shaped entrance hall, fitted guest cloakroom, spacious lounge, dining room, study, well-appointed breakfast kitchen and utility room. The first floor accommodation features a principal bedroom with en-suite shower room, three further bedrooms and a superbly appointed bathroom.

# F&C

## The Location

The property's location, just off Station Road, allows for easy access into the centre of Mickleover which has a fabulous range of amenities which continue to improve over time. There is a varied selection of shops, restaurants, pubs, cafes, large supermarket, a regular bus service, doctors, schooling at all levels and easy access to Derby City centre and major employers in the region.

## Accommodation

### Ground Floor

#### Entrance Hall

12'6" x 3'3" (3.82 x 1.00)

A panelled entrance door provides access to an L-shaped entrance hall with staircase to first floor, useful storage cupboard and window to front.

#### Lounge

20'2" x 10'11" (6.15 x 3.34)

With an attractive feature fireplace, two central heating radiators and double glazed sliding patio door to garden.



## Dining Room

14'9" x 11'10" (4.50 x 3.61)

Featuring another fireplace incorporating a decorative surround and cast iron interior with a living flame gas fire, central heating radiator, decorative coving and double glazed and leaded window to front.



### **Well-Appointed Breakfast Kitchen**

12'3" x 11'9" (3.75 x 3.59)

Comprising stylish worktops with tiled surrounds, inset one and a half sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate induction hob with extractor hood over, built-in double oven and microwave, integrated dishwasher, fridge and freezer, central heating radiator, double glazed window offering fabulous views over the garden and panelled and glazed door to inner lobby.



### **Inner Lobby**

9'6" x 2'3" (2.90 x 0.69)

With integral door to garage and doors to study, utility room and fitted guest cloakroom.

### **Study**

8'3" x 7'10" (2.54 x 2.41)

Having a central heating radiator and double glazed window to rear.



### **Utility**

6'10" x 5'9" (2.09 x 1.76)

Comprising roll edge granite effect worktops, inset sink unit with cupboard over, cupboard beneath, appliance space suitable for washing machine, wall mounted Vaillant boiler and double glazed window and door to rear.

### **Fitted Guest Cloakroom**

5'8" x 2'3" (1.73 x 0.69)

With low flush WC, wash handbasin, central heating radiator and double glazed window to rear.

### **First Floor Landing**

6'10" x 3'5" (2.09 x 1.05)

A split-level landing with feature balustrades and central heating radiator.

### **Principal Bedroom**

11'10" x 11'7" (3.62 x 3.54)

Having a central heating radiator, fitted wardrobes with overhead storage and double glazed and leaded window to front.



### **En-Suite Shower Room**

7'0" x 2'10" (2.15 x 0.88)

Partly tiled and appointed with a shower cubicle, chrome towel radiator, storage drawers and double glazed and leaded window to front.



### **Bedroom Two**

14'0" x 10'8" (4.27 x 3.26)

With central heating radiator and double glazed and leaded window to front.



### **Bedroom Three**

11'0" x 9'2" (3.36 x 2.81)

Having a central heating radiator, fitted wardrobe with overhead storage, bedside drawers and double glazed window to rear.



### **Bedroom Four**

8'5" x 6'2" (2.58 x 1.88)

With central heating radiator, fitted wardrobes with overhead storage and double glazed and leaded window to side.

### Superbly Appointed Bathroom

11'10" x 5'6" (3.63 x 1.69)

Fully tiled and appointed with a contemporary white suite comprising low flush WC, half pedestal wash handbasin, bath, separate shower cubicle, ladder style radiator and double glazed window to rear.



## Outside

As mentioned, the property occupies a fabulous, mature, well-established plot set back from the road behind an attractive well-established fore-garden featuring lawn, mature trees and shrubs. There is an extensive gravelled driveway leading to an attached double garage. To the rear of the property is a fabulous private garden with well-manicured hedging, extensive lawn, mature trees, raised patio all of which is surrounded by well-stocked borders making an ideal space for outdoor dining and entertaining. This is a fabulous addition to the accommodation, ideal for a family.



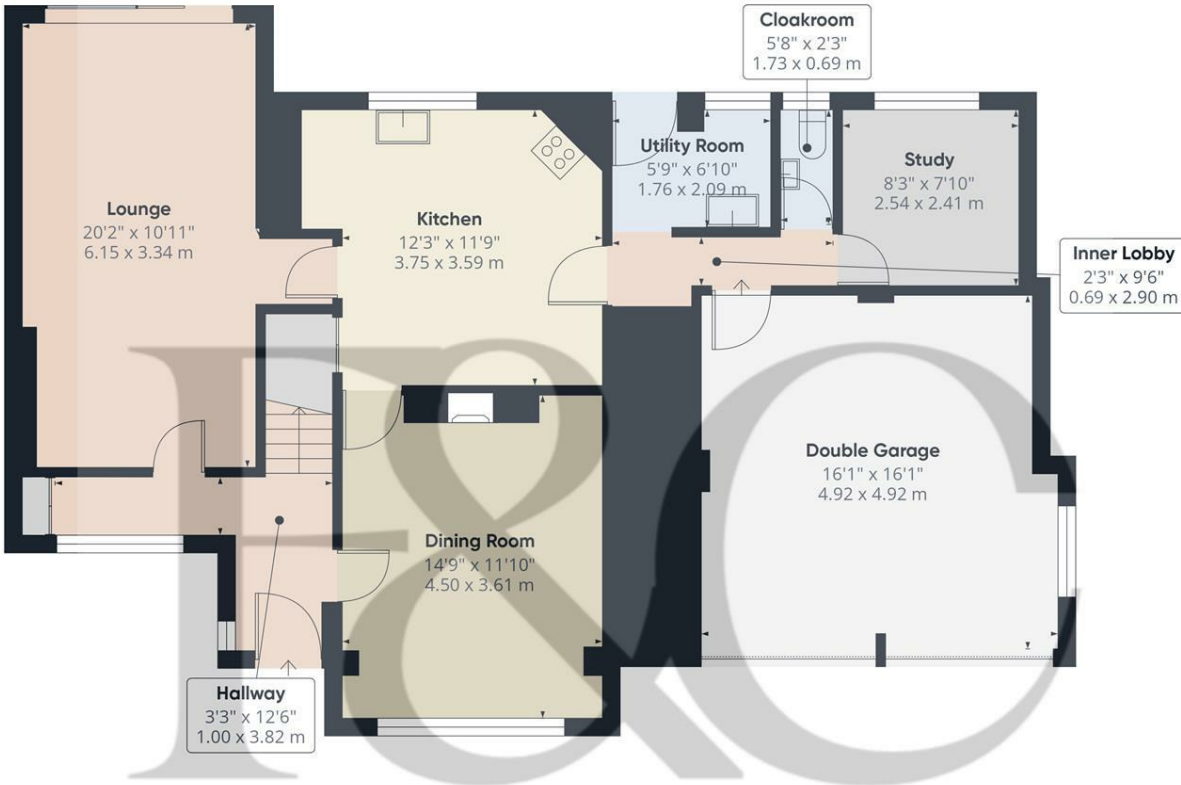
## Double Garage

9'6" x 2'3" (2.90 x 0.69)

With twin up and over doors, power and lighting.

**Council Tax Band E**





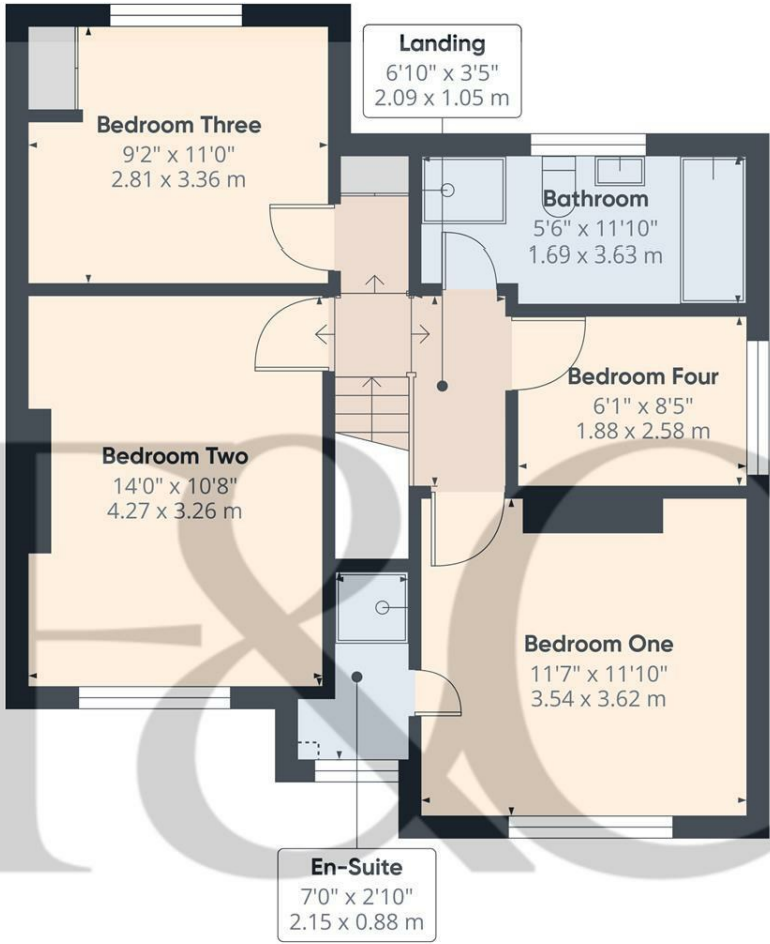
Floor 0

Approximate total area<sup>m</sup>  
1035 ft<sup>2</sup>  
96.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>m</sup>  
571 ft<sup>2</sup>  
52.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: E  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	