

Fletcher & Company

29 Portland Close, Mickleover, Derby, DE3 9BZ

Offers Around £375,000

Freehold



- No Upward Chain
- Double Glazed & Gas Central Heated
- Entrance Hall with Shower Room off
- Lounge with Feature Fireplace
- Dining Area, Conservatory & Good Size Kitchen
- Two Bedrooms
- Larger than Average Plot with Potential to Extend (Subject to Necessary Planning Consents)
- Excellent Parking Facilities with Good Sized Driveways, Carport & Garage
- High Degree of Privacy
- Good Sized Lawns to Side & Rear & Impressive Patio Area





Summary

This is a well-proportioned, good sized, two bedroom, detached bungalow occupying a larger than average plot in this quiet cul-de-sac location.

Sold with the benefit of no upper chain the property is double glazed and gas central heated with L-shaped entrance hall, well-appointed shower room, lounge with feature fireplace, dining area, conservatory, breakfast kitchen and two bedrooms.

There is excellent parking by way of two separate driveways, one partially covered by a carport and leading to the detached garage. The gardens are impressive and offer a high degree of privacy to the rear with large L-shaped lawn, patio area and a backdrop of mature trees. There is a further side lawn with herbaceous borders. Due to the size of the plot there is excellent potential for an extension (subject to planning permission).

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The Location

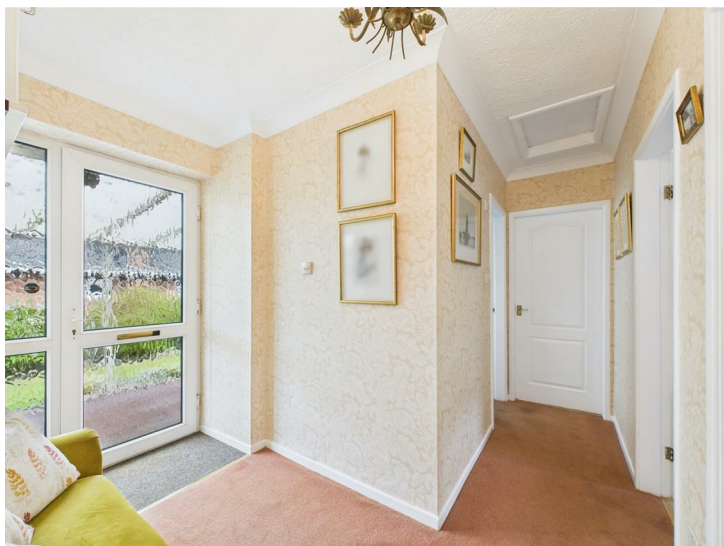
Mickleover is a very popular suburb of Derby offering easy access into the city centre by way of a regular bus service running along Uttoxeter Road. Mickleover itself has a vibrant feel with an excellent range of amenities including a large supermarket, number of retail outlets, popular pubs, gym, cafe, petrol station, schooling at all levels and easy access to the A38, A52 and A50. There is also easy access to the Royal Derby hospital.

Accommodation

Entrance Hall

11'5" x 2'11" (3.49 x 0.89)

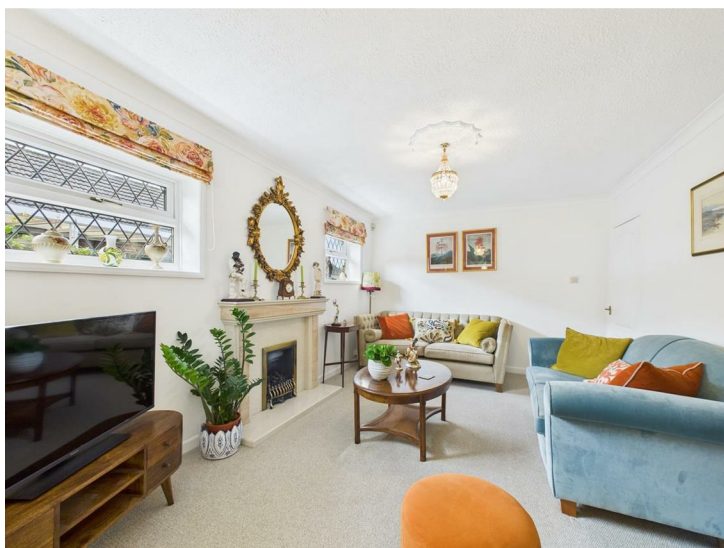
A UPVC double glazed entrance door provides access to L-shaped hallway with central heating radiator, access to loft space and decorative coving.



Spacious Lounge

15'3" x 10'11" (4.67 x 3.33)

Featuring a marble fireplace with matching hearth and interior and living flame fitted gas fire, central heating radiator, decorative coving and ceiling rose, two double glazed and leaded windows to side and open access to dining room.



Dining Room

11'5" x 10'6" (3.49 x 3.22)

Having a central heating radiator, decorative coving and ceiling rose, double glazed and leaded window to side and double glazed patio door to conservatory.



Conservatory

10'6" x 8'11" (3.21 x 2.73)

With central heating radiator and sealed unit double glazed doors to garden.



Kitchen

13'9" x 8'10" (4.20 x 2.70)

Comprising granite effect preparation surfaces with tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with oven beneath and extractor hood over, integrated fridge, appliance space suitable for washing machine and tumble dryer, feature tile flooring, decorative coving, double glazed windows to side and rear and panelled and double glazed door to garden.



Bedroom One

14'11" x 9'0" (4.57 x 2.75)

Having a central heating radiator, fitted wardrobes, decorative coving with ceiling rose and double glazed window to front.



Bedroom Two

9'10" x 8'9" (3.00 x 2.69)

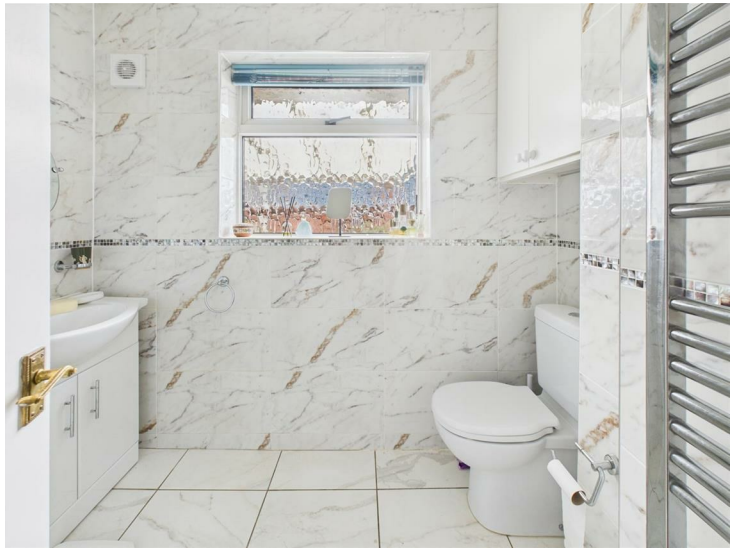
With central heating radiator, decorative coving and double glazed window to front.



Well-Appointed Shower Room

6'5" x 5'5" (1.97 x 1.67)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle, cupboard housing the Vaillant gas fired boiler, chrome towel radiator and double glazed window to side.



Outside

The property occupies a larger than average plot in a quiet cul-de-sac location. To the rear of the property is an extensive stone patio/terrace leading to a lawn which in turn leads to herbaceous/rockery borders containing plants and shrubs. The lawn wraps around the back and side of the garage and it also features a timber shed and lean to. The garden offers complete privacy from neighbouring properties.

To the front of the property there are two driveways, either side of a large slate chipping bed. The left hand driveway leads beneath a carport and culminates in a detached garage. Adjacent to this driveway is a side garden with two lawns, rockeries and herbaceous borders containing plants, shrubs and trees.







Approximate total area⁽¹⁾
880 ft²
81.7 m²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

