



# HOPKINS & DAINTY

ESTATE AGENTS



## The Green, Derby, DE3 0DS

**£290,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY are delighted to offer for sale this sizeable link detached barn conversion, occupying a stunning location at this rarely available address within the Conservation Area of Mickleover and within walking distance of Mickleover Village centre, with all its shops and amenities. Occupying a prime private court yard location, the gas centrally heated and double glazed accommodation has to offer: Entrance hall, kitchen, lounge/dining room, two double bedrooms and a shower room. Outside there is a courtyard style garden and off road allocated car parking. Viewing is highly recommended to appreciate the size and location of this lovely property.

Fitted items, such as carpets, curtains, blinds, light fittings and the garden shed are included in the price.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance hall



With radiator, built in storage cupboards.

### Kitchen 11'10" x 10'10" (3.63 x 3.32)



Fitted with a range of matching wall and base units, working surfacing with tiling to the splashbacks. Inset one and a half bowl sink unit and drainer. We understand that the integrated oven is not in working order. There is an integrated dishwasher along with a free standing washing machine and fridge/freezer (which are included in the sale). Wall mounted gas central heating boiler, window to the front and a radiator.

### Lounge/dining room 21'5" x 10'6" (6.53 x 3.22)



With two windows to the side, window to the front, double opening doors to the rear opening onto the rear courtyard style garden, fireplace with fire, two radiators.

### Bedroom One 11'11" max x 10'4" (3.65 max x 3.17)



With two windows to the front, two radiators.

### Bedroom Two 9'11" x 15'5" mx (3.04 x 4.70 mx)



With window to the front, radiator, fitted wardrobes.

## Bathroom



Fitted with a shower cubicle and shower, vanity unit with inset wash hand basin and storage beneath, W.C., fitted cupboard, tiled walls, radiator, window to the side.

## Outside



The property has hard standing to the side providing off road parking. The walled rear garden is designed with low maintenance in mind and has patio, raised flower beds and a useful storage shed which is included in the sale.

## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

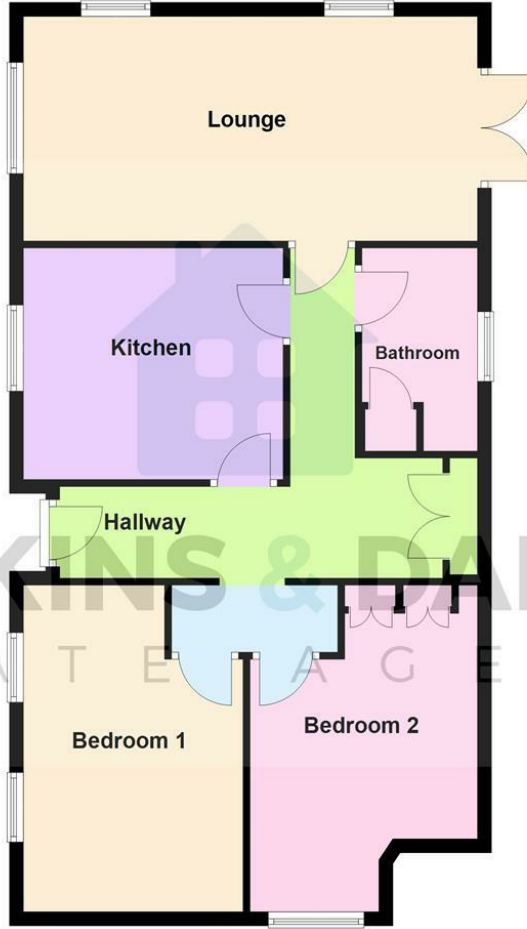
## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you,

please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

**Ground Floor**

Approx. 81.7 sq. metres (879.1 sq. feet)

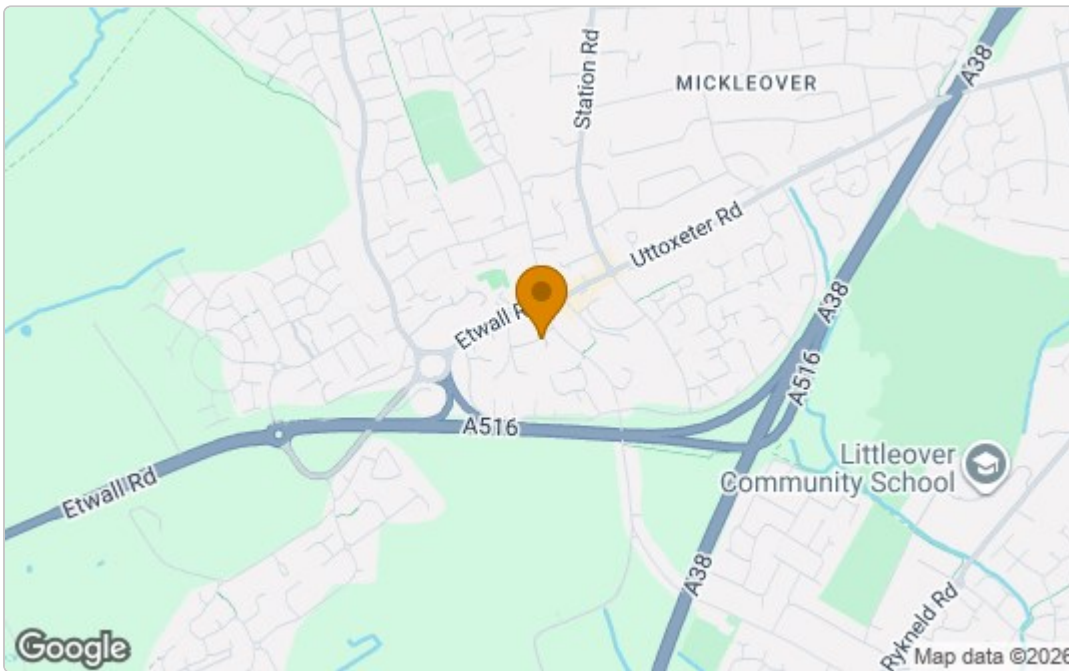


Total area: approx. 81.7 sq. metres (879.1 sq. feet)

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**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.