



11 Mickleover Manor, Mickleover, Derby, Derbyshire, DE3 0SH

£270,000

VIRTUAL VIEWING AVAILABLE - CHAIN FREE - Scoffield Stone are delighted to bring to the market for sale this beautifully presented, modern three-bedroom mews cottage situated within the very much sought after Mickleover Manor development, enjoying a private setting on peaceful, landscaped grounds. The development is ideally positioned close to the village centre with its host of shops and amenities and has good access to main routes. Accommodation in brief comprises entrance to hallway, double aspect sitting room, double aspect fitted kitchen/diner and guest shower room at ground floor, with king size master, two smaller double bedrooms and family shower room at first floor. To the front of the property is parking for two vehicles, whilst at the rear is an enclosed and well-kept garden with picturesque views of the original Manor building. Viewing is essential.



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

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Entrance hallway

Having wood effect laminate flooring and neutral decor with coving to ceiling, panelled and part obscure glazed timber main entrance door, storage cupboard and radiator.

Sitting room

15'6" x 10'5" (4.73 x 3.2)

Carpeted and neutrally decorated with coving to ceiling, front aspect timber double glazed windows, French doors to patio, living flame gas fire set within a stone Adam's style fire surround, TV point, telephone point and radiator.

Kitchen/Diner

13'10" x 10'3" (4.22 x 3.14)

Having ceramic tiled flooring and neutral decor with coving to ceiling, inset lights to ceiling, front aspect timber framed double glazed window, French doors to rear patio, a range of fitted wall and floor units to gloss cream with granite worktop, tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances, integrated electric oven and gas hob with extractor hood over, integrated dishwasher and stylish radiator.

Guest shower room

Having ceramic tiled flooring and fully tiled walls, inset lights to ceiling, rear aspect obscure timber double glazed window, chrome heated towel rail, wash hand basin with chrome waterfall tap set within a vanity unit, toilet and corner shower enclosure with plumbed shower.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, coving to ceiling, front aspect timber double glazed arched window, airing cupboard and access to roof space.

Bedroom one

15'7" x 10'5" (4.75 x 3.19)

Carpeted and neutrally decorated with front aspect rear aspect timber double glazed windows, fitted bedroom furniture and radiator.

Bedroom two

10'3" x 7'7" (3.14 x 2.32)

Carpeted and neutrally decorated with front aspect timber double glazed window and radiator.

Bedroom three

9'10" x 45'11" x 6'6" x 108'3" (3 x 14 x 2 x 33)

Carpeted and neutrally decorated with rear aspect timber double glazed window and radiator.

Family shower room

Having ceramic tiled flooring and fully tiled walls, inset lights to ceiling, rear aspect obscure timber double glazed window, chrome heated towel rail, wash hand basin with chrome waterfall tap set within a vanity unit, toilet and corner shower enclosure with plumbed shower.

Outside

To the front of the property is a gravelled driveway with adequate parking for two cars, shale border and herbaceous planting.

To the rear is an enclosed garden with extensive stone patio, lawn,

shale and gravel borders. A wooden gate leads to communal parking at the rear with access to woodland and reserved access to Etwell Road.

There are water taps and double power sockets to the front and rear of the property.

Please Note

There is a Residents Management Company at this development, which looks after the maintenance of the communal areas. There is an annual service charge payable which normally is around £210 (though for the last financial year the service charge was not levied at all).

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.

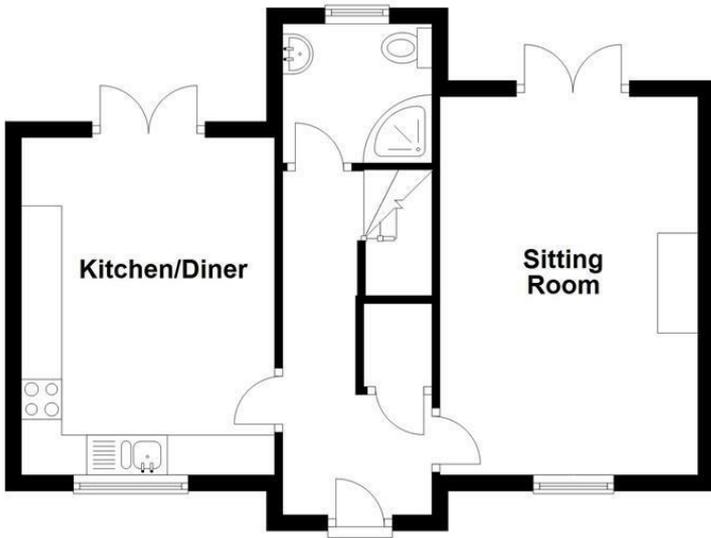


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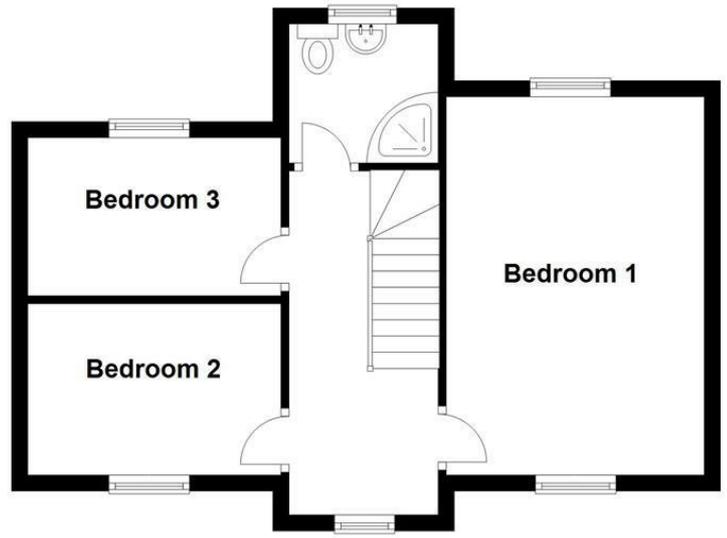
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Ground Floor



First Floor



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		68	72
	EU Directive 2002/91/EC		

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		67	71
	EU Directive 2002/91/EC		



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