



11 Chilson Drive, Mickleover, Derby, Derbyshire, DE3 0PG

£250,000

Schofield Stone are delighted to offer 'For Sale' this three bedroom semi detached family home with a larger than average rear garden situated at this sought after residential address in Mickleover. The property has recently been upgraded by the current owners to include new gas boiler, kitchen, bathroom and flooring. The accommodation briefly comprises; reception hallway, bay fronted lounge, dining room, kitchen, two double bedrooms, one single bedroom and family bathroom. Outside there is a driveway with ample parking, lawned fore garden, garage and a large rear garden. Viewing is essential.

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Entrance Hallway



Having neutral decor, two wall light points, radiator, under stairs storage cupboard and UPVC double glazed entrance door with opaque sidelight.

Lounge

12'11" x 10'3" (3.94 x 3.13)



Having a stone fire surround which incorporates a television stand, with a slate hearth and an inset gas fire, two wall light points, TV point, coving to ceiling, neutral decor and UPVC double glazed cant bay window to the front aspect.

Dining Room

10'9" x 8'10" (3.29 x 2.7)



Having neutral decor, coving to ceiling, new wooden flooring, radiator and aluminium double glazed sliding patio doors giving views and access to the rear garden.

Kitchen

10'4" x 7'5" (3.15 x 2.28)



Having a range of wall, base and drawer units, laminate roll edge working surfaces, inset stainless steel sink with mixer tap over. Ceramic tile splash backs, space and plumbing for automatic washing machine, space for cooker, integrated fridge freezer UPVC double glazed window to side aspect and UPVC opaque double glazed door with matching window giving views and access to the rear garden.

First Floor Landing

Carpet to flooring, access to loft space, UPVC double glazed window to the side aspect.

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Bedroom One

12'11" x 9'3" (3.95 x 2.84)



Having a range of built in wardrobes with overhead linen cupboards, dressing table and chest of drawers providing ample hanging rail and shelving space, carpet to flooring, neutral decor, radiator and UPVC double glazed window to the front aspect.

Bedroom Two

10'8" x 9'11" (3.27 x 3.03)



Having carpet to flooring, radiator, UPVC double glazed window to rear aspect, built in storage cupboard and fitted wardrobe providing ample hanging rail and shelving space.

Bedroom Three

9'10" x 6'5" (3.01 x 1.98)



Having neutral decor, carpet to flooring, radiator, UPVC double glazed window to front aspect and a wall mounted combination boiler with an over stairs storage area.

Family Bathroom



Recently refitted having a three piece white suite comprising; low flush WC, pedestal wash hand basin with hot and cold mixer tap, panel bath with hot and cold taps and a mains fed shower over bath, complementary ceramic tile splash backs, vinyl flooring, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

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Outside- Front



To the front of the property is a shaped lawn with flower borders and adjacent concrete driveway with space for up to three cars.

Outside - Rear



To the rear of the property is a larger than average rear garden, which has been landscaped, it is fully enclosed by close panel fencing. There is a concrete paved patio area ideal for seating, with steps leading to a lawned area with deep shrub and flower borders and vegetable patch. There is also a wooden gate which gives access to side of the property and a concrete sectional garage with double opening doors to the front.

Material Information

Council Tax Band: B

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location:

///names.dozen.island

Buying to Let?

Guide achievable rent price: £1100.00 pcm

The above is an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full letting and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment. Our Mickleover Office (01332 511000, option 2) Lettings Team is on hand to answer any questions you may have.

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

ID Checks for buyers

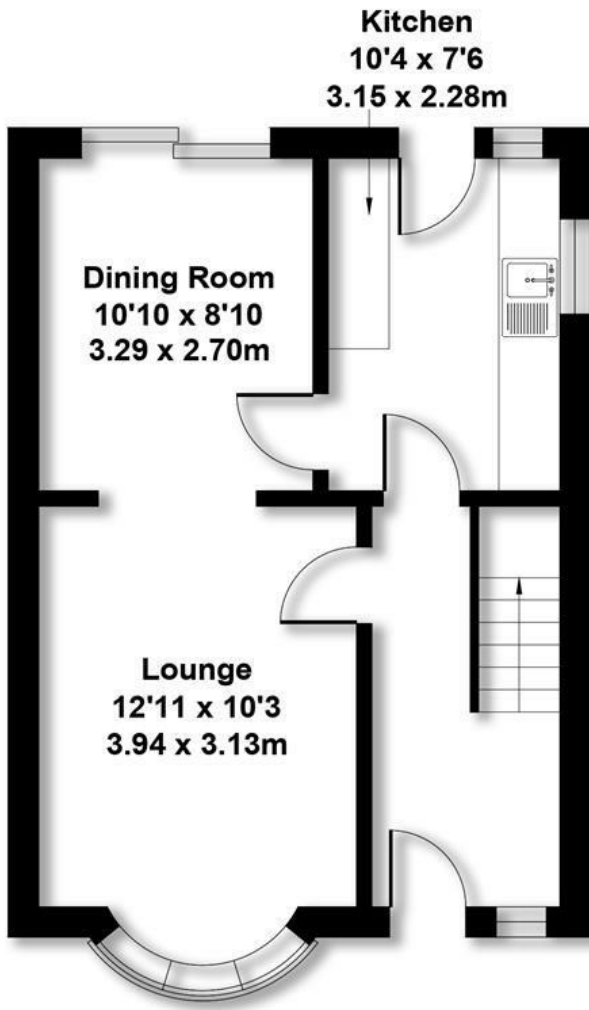
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



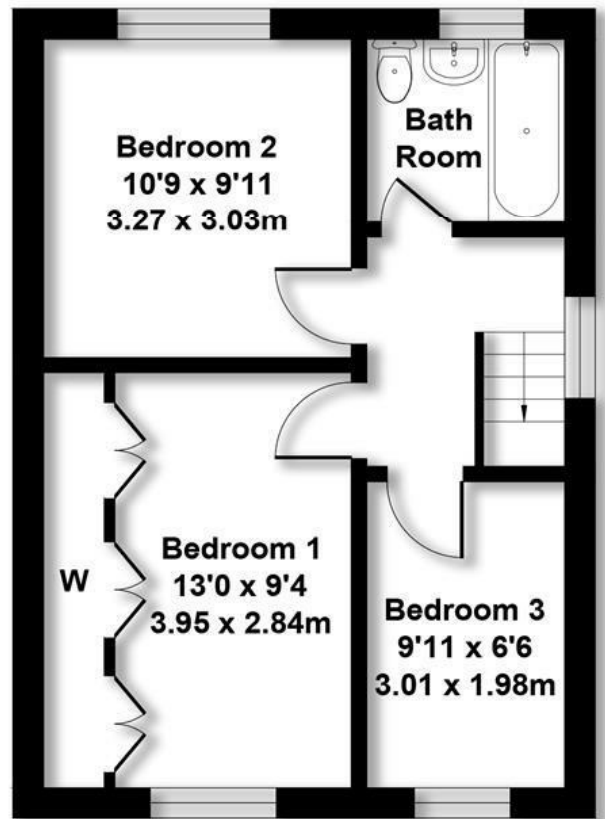
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Approximate Gross Internal Area
818 sq ft - 76 sq m

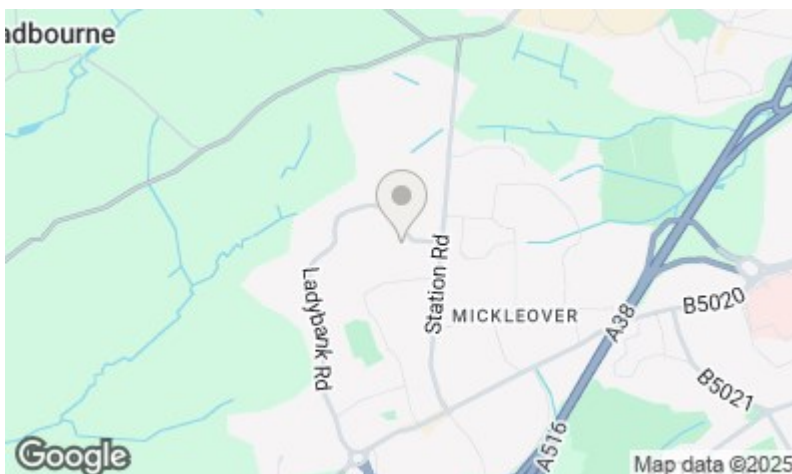


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	68
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	68
(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	



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