SCOFFIELD STONE
estate agents

356 Ladybank Road, Mickleover, Derby, Derbyshire, DE3 0TN

Offers In The Region Of £450,000

HUGE PLOT POTENTIAL. LARGE FAMILY HOME. HEART OF MICKLEOVER VILLAGE. Viewing is advised on this great spacious and private family home. Scoffield Stone are proud to offer 'For Sale' this unique, well presented and spacious four/five bedroom detached property with scope to extend (subject to necessary approval), ideally situated on this larger than average plot at this sought after residential address and within walking distance to the heart of Mickleover village amenities. The property is extremely private with a gated entrance and having a wealth of features to include; Entrance hallway, guest cloakroom/wc, sitting room, separate dining room, modern kitchen/diner/living space, utility room, fifth bedroom/study with existing space and plumbing for an ensuite to the ground floor and to the first floor is a master bedroom with ensuite shower room, further two double bedrooms, one with second shower room ensuite, good sized fourth bedroom and a four piece family bathroom. To the outside of the property is delightful landscaped garden sweeping around the entire property with a detached double garage and off road parking for multiple cars. The property also benefits from further potential for extension and the possibility of building an additional property on the plot (subject to necessary approval). There is also the potential for the property to convert into a commercial property (subject to the necessary planning consent being given). Viewing is essential to fully appreciate the size and wealth of accommodation on offer.

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Entrance Hallway
Having Karndean flooring, neutrally decorated, under stairs cupboard providing useful storage space, centrally positioned stair case and Upvc part obscure glazed main entrance door.

Guest Cloakroom/wc
Having contemporary white two piece suite comprising'; low flush w/c, wash hand basin with chrome monobloc tap set within vanity unit, neutral decor with ceramic tiled flooring, extractor fan and chrome heated towel rail.

Sitting Room
19'8" max x 12'5" max (6 max x 3.8 max)
Having carpet to flooring, neutrally decorated, tv point, two radiators, Upvc double glazed window to front aspect and Upvc double glazed French doors providing access and views to garden with matching side windows.

Dining Room
12'1" x 9'10" (3.7 x 3)
Having Karndean flooring, neutral decor, tv point, radiator and Upvc double glazed window to side aspect.

Kitchen/Diner
19'8" max x 14'9" max (6 max x 4.5 max)
Having a range of modern fitted wall, base and drawer units with wood style roll edge work surfaces, inset composite sink with chrome mixer tap and side drainer, electric hob with stainless steel chimney style extractor hood over, inset stainless steel double electric oven, inset dishwasher, integral fridge freezer, integral dishwasher, inset spotlights to ceiling, radiator, stone tiled flooring, neutral decor, tv point, Upvc double glazed French doors providing access to rear garden and two Upvc double glazed windows to side aspect.

Utility Room
Having a range of wall and base units with wood style roll edge work surfaces, inset stainless steel sink with chrome hot and cold mixer tap, vegetable preparation, stone tile flooring, wall mounted Vailant boiler and Upvc part obscure glazed rear door.

Bedroom Five/Study
9'10" x 9'2" (3 x 2.8)
Located on the ground floor, having carpet to flooring, neutral decor, radiator and Upvc double glazed window to side aspect.

Ensuite Three
Located on the ground floor, currently without fittings but with existing plumbing, having carpet to flooring, neutrally decorated and Upvc double glazed window to rear aspect.

First Floor Landing
Galley style landing including carpet to flooring, neutral decor, access to loft space, which is boarded., airing cupboard housing unvented water Cylinder and providing useful storage space and Upvc double glazed window to front aspect.

Master Bedroom
13'1" x 9'10" (4 x 3)
Having a Upvc double glazed window to side aspect, neutral decor, carpet to flooring and radiator.

Master Ensuite
Having a contemporary three piece suite comprising; fitted vanity unit with inset wash hand basin having chrome hot and cold monobloc tap and inset low flush w/c, double length shower cubicle with glass screen and plumber shower, chrome heater towel rail, inset spotlights to ceiling and Upvc double glazed obscure window to side aspect.

Second Double Bedroom
14'5" max x 12'5" max (4.4 max x 3.8 max)
Having carpet to flooring, neutral decor, radiator and Upvc double glazed window to side aspect.

Third Double Bedroom
12'1" x 11'9" (3.7 x 3.6)
Having carpet to flooring, neutral decor, radiator and Upvc double glazed side aspect window.

Ensuite To Bedroom Three
Having a modern three piece suite comprising; low flush w/c, pedestal wash hand basin with chrome hot and cold taps, single shower cubicle with plumber shower, extractor fan, radiator, carpet to flooring and neutral decor.

Bedroom Four
9'6" x 8'10" (2.9 x 2.7)
Having carpet to flooring, neutral decor, radiator and Upvc double glazed window to front aspect.

Family Bathroom
Having a contemporary four piece suite comprising; fitted vanity unit with inset wash hand basin with chrome hot and cold monobloc tap, low flush w/c, P shaped bath tub with chrome hot and cold monobloc tap, curved shower cubicle with plumbed shower, inset spotlights to ceiling, chrome heated towel rail, ceramic tile flooring and Upvc double glazed obscure window to side aspect.

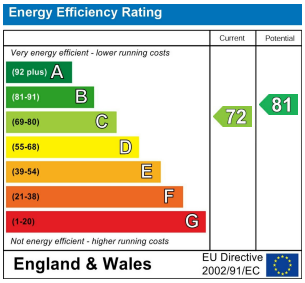
Outside
To the front of the property is a concrete driveway providing off road parking for multiple cars with wooden double gates leading to delightful fully enclosed landscaped gardens sweeping around the entire property, including concrete paved patio area providing excellent entertaining space and shaped lawns. The property also benefits from backing onto a private woodland with excellent views and a diversity of wildlife.

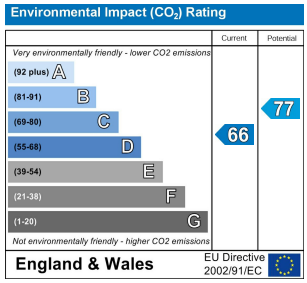
Garage
Having a detached double garage supplied with both power and light.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor

First Floor





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