SCOFFIELD STONE
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5 Cumbria Walk, Mickleover, Derby, DE3 0TL

£185,000

A well-proportioned two double bedroom home in popular Mickleover which could suit first time buyers, downsizers or investors looking to add their own style and value. With a generous lounge and diner, fitted kitchen, private low maintenance garden, garage and parking, the property offers bright and versatile accommodation.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

5 Cumbria Walk, Mickleover is a two double bedroom mid terraced home offering a practical layout with well-balanced living space and low maintenance outside space. It is presented in neutral tones throughout with the opportunity for a new owner to personalise. There is also the benefit of a separate garage providing additional outdoor storage as well as private parking. Providing approximately 62 square metres (666 square feet) of accommodation, it could particularly appeal to first time buyers, downsizers or landlords seeking a Buy to Let investment in this established Derby suburb.

The ground floor begins with an entrance porch leading into a comfortable lounge and dining room, providing flexible space for everyday living and dining, with an open staircase rising to the first floor. To the rear, the fitted kitchen offers useful storage and workspace, space for a freestanding cooker and washing machine, plus direct access to the garden. Upstairs are two genuine double bedrooms, with the main bedroom featuring fitted wardrobes and dressing furniture, together with a fully tiled bathroom. Outside, the enclosed rear garden is designed for relatively low maintenance, while a single garage and additional parking immediately in front provide valuable off road parking. The pedestrian approach to the front also creates a quieter setting away from passing traffic. While some updating would enhance the property, the existing layout provides an excellent starting point for improvement.

Mickleover is a popular and established suburb of Derby, offering a wide range of shops, everyday amenities, schooling and local services. Regular bus routes provide connections towards Derby city centre and Royal Derby Hospital, while nearby road links give convenient access to the A38, A516 and A50. With amenities within walking distance, 5 Cumbria Walk represents an appealing opportunity to create a personalised home in a convenient Mickleover location.

Entrance Porch

A welcoming entrance porch with ceramic tiled flooring, a part obscure uPVC double glazed entrance door, side facing obscure uPVC double glazed window and radiator.

Lounge/Diner

11'9 x 18'9 (3.58m x 5.72m)



A comfortable and versatile living and dining space featuring wood effect laminate flooring and a front facing uPVC double glazed window providing plenty of natural light. Open plan access leads to the staircase, while TV, telephone and cable points provide practical connectivity. Radiator.

Kitchen

11'8 x 8'6 (3.56m x 2.59m)



A well arranged kitchen with ceramic tiled flooring and a range of fitted wall and base units complemented by wood effect roll edge worktops and tiled splashbacks. Features include an inset stainless steel sink and drainer with vegetable preparation bowl and chrome mixer tap, chimney style extractor hood and wall mounted gas boiler. There is space for a freestanding cooker together with under counter space and plumbing for a washing machine. A rear facing uPVC double glazed window and part obscure glazed door provide views and direct access to the garden. Telephone point and radiator.

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Stairs/Landing
The staircase and landing feature a combination of wood and laminate flooring with a wooden balustrade. There is access to the roof space, which is already fully insulated and boarded offering valuable additional storage.

Bedroom One
10'0 x 10'8 (3.05m x 3.25m)



A well proportioned main bedroom with carpeting and a front facing uPVC double glazed window. Fitted wardrobes, a dressing table and integrated drawers provide useful storage, with a radiator completing the room.

Bedroom Two
10'1 x 8'6 (3.07m x 2.59m)



A comfortable second bedroom with carpeting and a rear facing uPVC double glazed window. Fitted wardrobes and an over stairs airing cupboard (housing the hot water cylinder) provide useful storage space, with a radiator completing the room.

Bathroom
7'10 x 4'7 (2.39m x 1.40m)



Finished with ceramic tiled flooring and fully tiled walls, the bathroom comprises a pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and electric shower over, and a low flush WC. A heated towel rail completes the room.

Outside

Frontage
The property is approached via a public pathway, with vehicular access and parking positioned to the rear. The frontage is attractively arranged with paving, shale borders and established herbaceous planting, creating a pleasant approach to the home.

Rear Garden



An enclosed and private rear garden of manageable proportions, designed with ease of maintenance in mind. The space is predominantly laid to paved and shale patio areas with herbaceous planting, providing room for outdoor seating and entertaining. Additional features include a garden shed, outside cold water tap and gated access to the rear.

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Garage and Parking
16'9" x 8'0" (5.13m x 2.44m)



Vehicular access is provided from Ladybank Road, leading to a shared parking area serving a number of neighbouring properties and garages. The property benefits from its own garage with a metal up and over door, together with additional parking immediately in front.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: D

The building
Mid-terrace house, standard construction.
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Ladders.
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Driveway and Garage En Bloc
Not in a controlled parking zone

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/WaVEpmzYmhEUQaPASG5Yag/view

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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

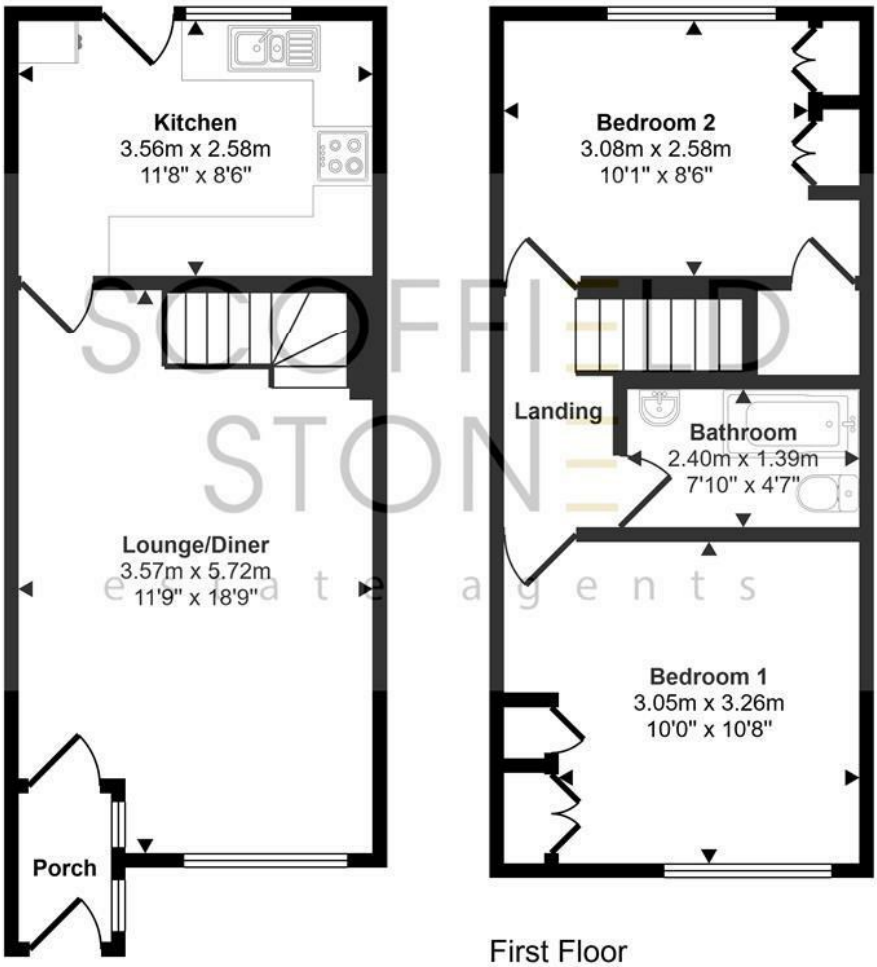
Buying to Let?
Guide achievable rent price: £975pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings 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.

Location / what3words
what3words ///glove.wiring.future

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 non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
62 sq m / 666 sq ft

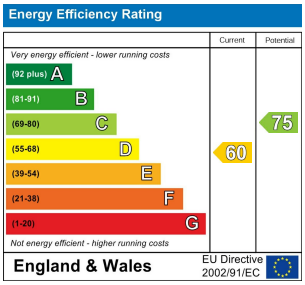


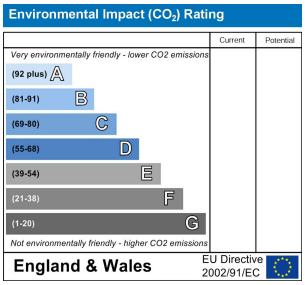
Ground Floor
Approx 31 sq m / 334 sq ft

First Floor
Approx 31 sq m / 332 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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