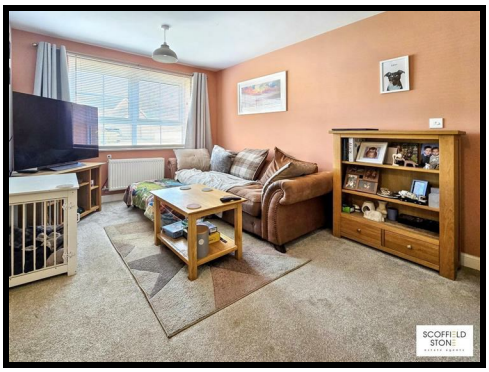
SCOFFIELD STONE
estate agents









41 Trent Way, Mickleover, Derby, Derbshire, DE3 0AF

£210,000

A well presented two bedroom semi detached home in a popular modern Mickleover development, ideal for first time buyers, downsizers or investors. Offering open plan ground floor living, downstairs WC, double tandem driveway and a private low maintenance rear garden, with excellent access to local amenities and road links.

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Summary Description

Situated at 41 Trent Way, Mickleover, this two bedroom semi detached home is a smart and practical property, well suited to a first time buyer, single person, couple, investor, or those looking to downsize. Presented in good condition throughout, the property offers a straightforward layout with well planned living space and the benefit of driveway parking and an enclosed rear garden. Its position within a modern development of nearly new homes adds to the overall appeal, with a neat setting and tree lined verges nearby.

A particular feature of the property is the open plan ground floor arrangement, combining the lounge, dining space and kitchen to create a sociable and easy to manage living area. The kitchen is fitted with gloss grey units, tiled splashbacks, an integrated electric oven, gas hob and extractor, with space for further appliances. There is also a useful guest cloakroom with WC to the ground floor. Upstairs, the landing leads to two bedrooms, including a main bedroom with dual aspect windows and over stairs storage, together with a fitted shower room. Outside, the front offers a double tandem driveway, while the rear garden is enclosed, private and designed with low maintenance in mind, with a patio style finish and covered porch area.

Mickleover remains one of Derby's most consistently popular suburbs, offering a wide range of shops, supermarkets, cafes and everyday services. The property is well placed for access to local schooling and is convenient for travel into Derby city centre, the Royal Derby Hospital and major road links including the A38, A50 and A516. Public transport connections are also readily available, making this a strong choice for both owner occupiers and landlords.

Entrance Hall

Having wood effect flooring, front aspect part obscure glazed composite main entrance door, radiator.

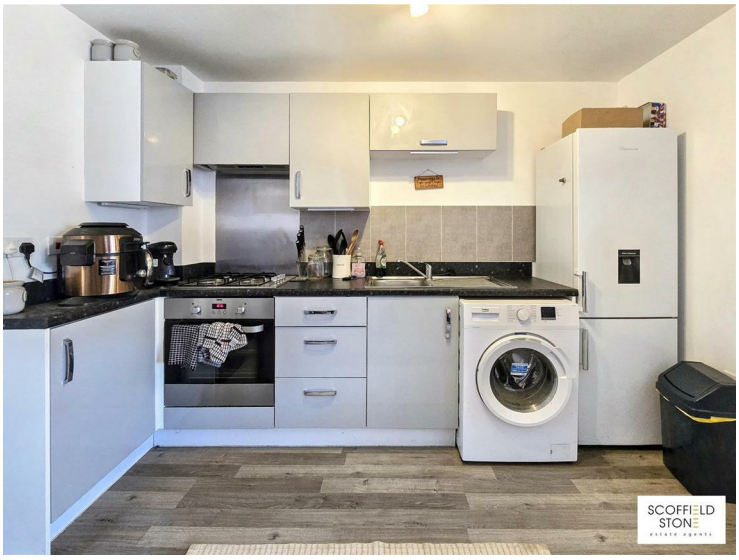
Guest Cloakroom/WC

Having wood effect flooring, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

Open Plan Lounge/Diner and Kitchen

16'9" x 16'4" (5.13 x 4.99)

Kitchen Area



Having wood effect flooring, wall and floor units to gloss grey stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome monobloc tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances.

Lounge Area



Carpeted, front aspect upvc double glazed window, two radiators, tv and telephone points.

Stairs/Landing

Carpeted, rear aspect upvc double glazed window, airing cupboard with wall mounted gas combination boiler, radiator, access to roof space.

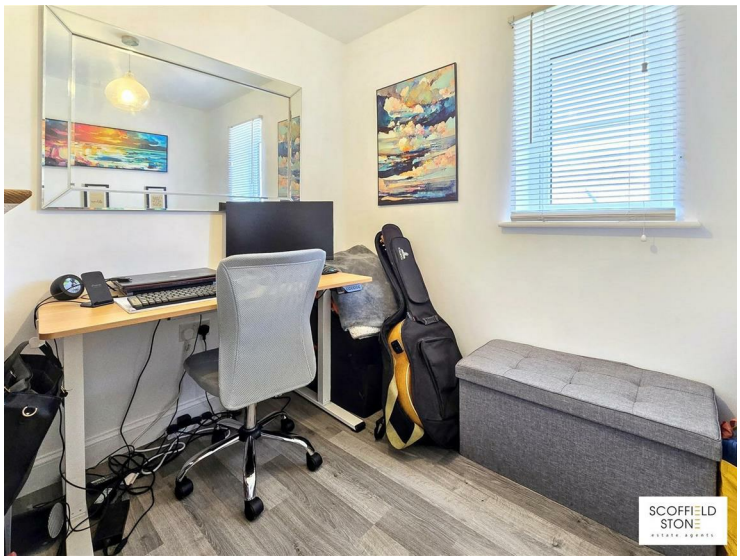
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Bedroom One
8'3" x 12'4" (2.53 x 3.77)



Carpeted, front and side aspect upvc double glazed windows, radiator, over stairs storage.

Bedroom Two
7'8" x 6'6" (2.34 x 2)



Having wood effect flooring, front aspect upvc double glazed window, radiator.

Shower Room



Having wood effect flooring, shower enclosure with electric shower and tiled splashbacks, wash hand basin with chrome monobloc tap set to vanity unit, low flush wc, radiator.

OUTSIDE

Frontage and Driveway



Car parking is provided by a tarmacadam double tandem driveway to the left. A paved pathway leads to the main entrance and you will also find a decorative gravel border.

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Rear Garden



Accessed via the kitchen or gate from the driveway you will find this modest enclosed and private patio garden which also has a covered porch area to the rear garden.

Material Information

Verified Material Information

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: B
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed on 20 Nov 2020.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and unboarded, accessed by: Traditional hatch in ceiling via ladder

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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/SLaYymv8bM4mT4uV9pzYoz/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: £1000pcm

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

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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.

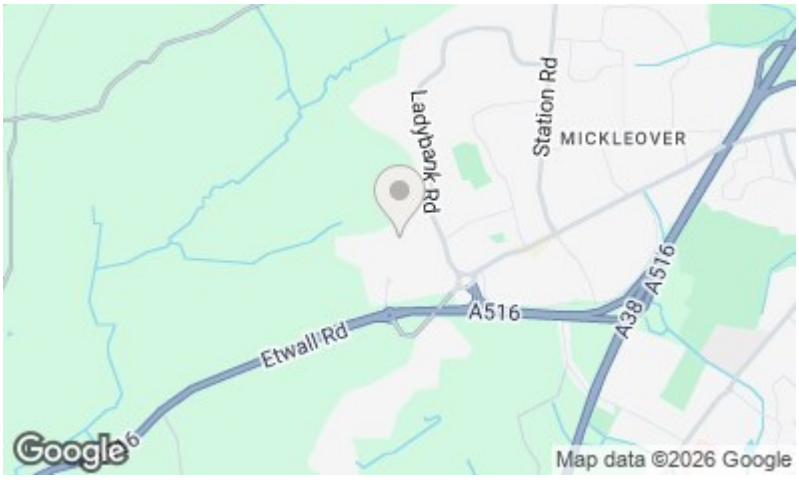
Approx Gross Internal Area
50 sq m / 543 sq ft

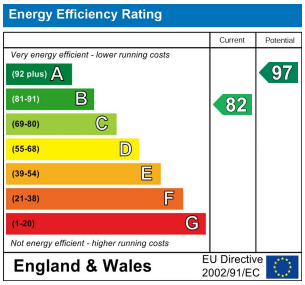


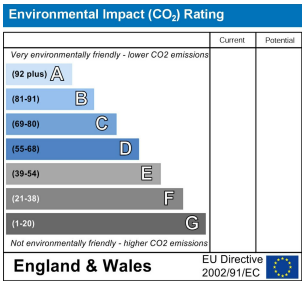
Ground Floor
Approx 25 sq m / 272 sq ft

First Floor
Approx 25 sq m / 271 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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