



18 Bath Road, Mickleover, Derby, Derbyshire, DE3 9BW

O.I.R.O £370,000

CHAIN FREE - Scoffield Stone are delighted to offer for sale this extended three bedroom detached bungalow, found in a cul de sac position and located at a much cherished address within the village. The property is very well presented throughout and has a number of key features to include, but not limited to; generous driveway, detached garage with workshop, en suite main bedroom and two reception rooms. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.



Mickleover: 01332 511000
Hilton: 01283 777100

www.scoffieldstone.co.uk

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Summary Description

Accommodation in brief the interior comprises; entrance porch, entrance hallway, bay fronted double aspect sitting room, generous kitchen/diner, three double bedrooms with en suite shower room to bedroom one, and family bathroom.

Outside, to the front you will find a generous pressed concrete driveway with access to the rear found at both sides. The frontage has been landscaped to provide lawn with planting borders. The driveway extends to the rear of the bungalow, beyond an iron gate and leads to a detached garage with workshop. The rear garden has a mixture of lawn, planting borders and paved patio.

Bath Road is conveniently situated for access to amenities including shopping locally within Mickleover village centre which is just a short drive away and which offers a very good selection of shops, services, and bars, including a Tesco supermarket. Local schools including Littleover Community School, public transport routes, recreational facilities including Mickleover Golf Club, Markeaton Park and more locally a pathway leads from the corner of Trent Way onto the Great Northern cycle path. Mickleover has excellent road links to the A50 and A38 and is close to the Royal Derby Hospital.

Entrance porch

Having wood effect laminate flooring and obscure glazed uPVC covered porch.

Hallway

Having wood effect laminate flooring and neutral decor with access to roof space, access to second roof space area with fitted loft ladder and glazed roof light, second glazed roof light, two radiators and wall light. The boiler is located in the attic space.

Lounge

14'4" x 10'11" (4.39 x 3.34)



Having wood effect laminate flooring and neutral decor with front aspect uPVC double glazed bay window, side aspect uPVC double glazed window, living flame gas fire to Adam style fireplace with stone effect hearth, wall lights, radiator, TV point, telephone point.

Kitchen/Diner

26'11" x 11'3" (8.22 x 3.43)



Having ceramic tiled flooring and neutral decor with two glazed roof lights, rear aspect uPVC double glazed window, obscure glazed uPVC double glazed side door to rear. A range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks. Integrated fridge/freezer, integrated double electric oven, inset gas hob with chimney style extractor hood over, inset stainless steel sink with drainer and chrome mixer tap, integrated washing machine, integrated dishwasher.

Rear porch

Having ceramic tile effect flooring and wood panel walls, front aspect obscure uPVC double glazed window, side aspect obscure uPVC double glazed door to driveway, wall lights.

Walk in cupboard

Having ceramic tiled flooring, part tiled walls and neutral decor.

Bedroom One

14'7" x 12'1" (4.45 x 3.69)



Having wood effect laminate flooring and neutral decor with rear aspect uPVC double glazed window, large walk-in dressing room with shelving and light, radiator.

En Suite

Having ceramic tiled flooring and full 'wet wall', side aspect obscure uPVC double glazed window, radiator, pedestal wash hand basin with chrome hot and cold taps, low flush WC, double shower enclosure with plumbed shower, shaving point.

Bedroom Two

13'9" x 10'11" (4.21 x 3.34)



Having wood effect laminate flooring and neutral decor with side aspect uPVC double glazed window, radiator.

Bedroom Three

11'10" x 7'11" (3.61 x 2.42)



Having wood effect laminate flooring and neutral decor with front aspect uPVC double glazed window, radiator, telephone point.

Bathroom



Having ceramic tiled flooring and full 'wet wall', rear aspect obscure uPVC double glazed window, bathtub with chrome hot and cold taps, pedestal wash hand basin with chrome hot and cold taps, low flush WC, radiator, shaving point.

OUTSIDE

Garage

To the end of the driveway is a detached garage with light, power and up and over door. The garage has been extended to provide a very useful workshop/shed, a space which provides much opportunity for alternative use.

Frontage and Driveway



To the front you will find a very well-maintained walled garden with lawn and planting borders. There is a pressed concrete driveway which extends beyond an iron gate to the rear and garage, and which provides adequate parking for multiple vehicles. Access can be gained to the rear from both sides of the property.

Rear Garden



To the rear is an enclosed garden which is laid to lawn and also has brick paved patio and raised patio.

Buying to Let?

Guide achievable rent price: £1100pcm

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.

Material Information

Council Tax Band: C

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

Mobility: There are no mobility improvements for this property.

LEASEHOLD INFORMATION (if applicable): FREEHOLD

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

What3Words Location: ///merit.onions.defeat

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.



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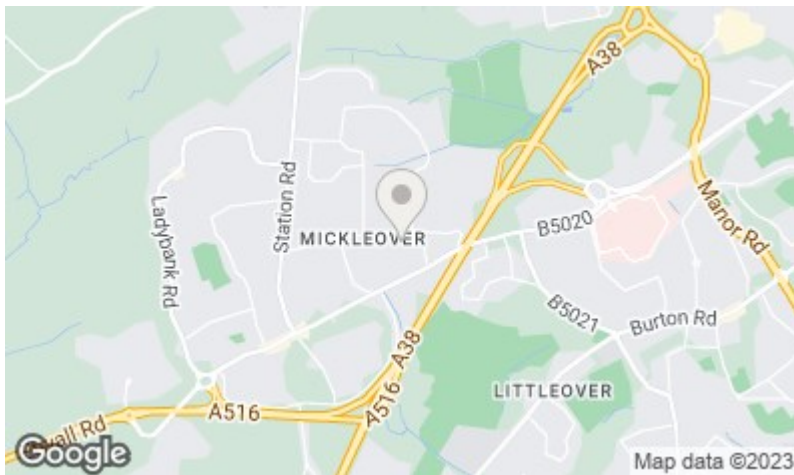
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Not to Scale. Produced by The Plan Portal 2022
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(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			
(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		EU Directive 2002/91/EC	



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