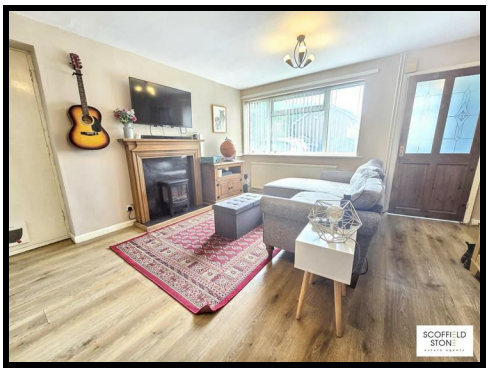
SCOFFIELD STONE
estate agents



15 Burnham Drive, Mickleover, Derby, Derbyshire, DE3 0QZ

£210,000

A two bedroom semi detached home at the foot of a peaceful Mickleover cul de sac, overlooking Vicarage Road Recreation Park. With driveway parking, garage, conservatory and a private low maintenance rear garden, this freehold property offers excellent potential for first time buyers, downsizers or investors.

naea | propertymark PROTECTED
arla | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

15 Burnham Drive, Mickleover, Derby, Derbyshire, DE3 0QZ

Summary Description

A two bedroom semi detached home for sale, positioned at the foot of a peaceful cul de sac and enjoying an attractive outlook over Vicarage Road Recreation Park. Offered with freehold tenure, the property provides a practical layout, driveway parking, an attached garage and an enclosed rear garden, making it well suited to first time buyers, downsizers or buy to let investors looking for a home with scope to update and personalise.

The ground floor begins with a welcoming entrance porch leading into a spacious lounge and dining area, where a front facing window, wood effect flooring and an Adam style fireplace create a comfortable main living space. The kitchen is fitted with shaker style units, wood effect worktops, a range oven and appliance space, with access through to a conservatory overlooking the rear garden. Upstairs, there are two double bedrooms, both served by a bathroom with bath and shower over. Externally, the property benefits from a concrete driveway, single attached garage with light, power, plumbing and rear garden access, plus a private, low maintenance garden with paved patio and planted borders.

Mickleover is a consistently popular Derby suburb, valued for its range of local amenities, schooling options, green spaces and convenient transport links. The property's position near Vicarage Road Recreation Park adds everyday appeal, while the wider area offers access to shops, cafes, healthcare facilities and regular bus services into Derby. Road links connect well with Derby city centre, the Royal Derby Hospital, the A38, A50 and wider regional routes, making this a practical and appealing location for a broad range of buyers.

Entrance Porch

The property is entered via a uPVC double glazed main entrance door into a welcoming entrance porch, featuring wood effect laminate flooring and a front facing uPVC double glazed window.

Lounge/Diner

12'10 x 17'6 (3.91m x 5.33m)

A spacious lounge and dining area with wood effect laminate flooring, a front facing uPVC double glazed window, radiator, TV and telephone points, and an Adam style fireplace creating an attractive focal point.

Kitchen

12'6 x 8'10 (3.81m x 2.69m)

The kitchen is fitted with a range of shaker style wall and floor units, complemented by wood effect roll edge worktops. There is an inset stainless steel sink with drainer and chrome mixer tap, a range oven with chimney style extractor hood above, under counter space and plumbing for an appliance, radiator, wood effect laminate flooring, and a uPVC double glazed window looking into the conservatory.

Conservatory

11'0 x 8'3 (3.35m x 2.51m)

A useful additional reception space with wood effect laminate flooring, uPVC double glazed windows, a translucent roof, and French doors opening onto the rear garden.

Stairs and Landing

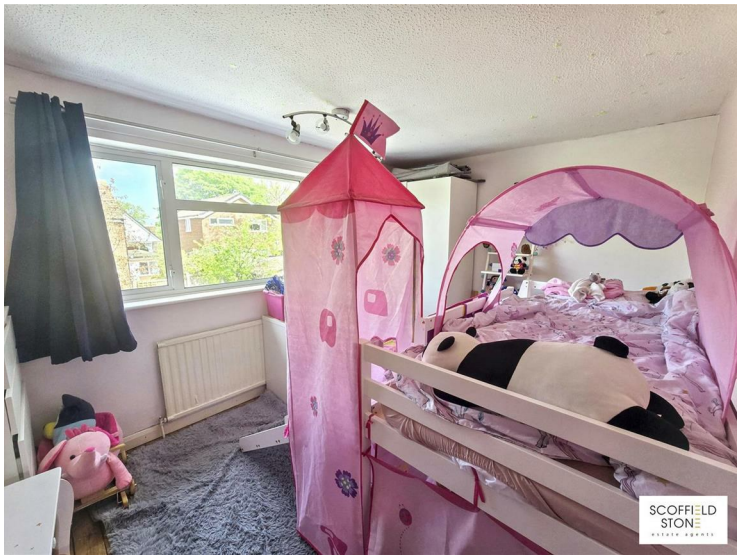
The stairs rise to the first floor landing, which has wooden flooring and access to the roof space.

15 Burnham Drive, Mickleover, Derby, Derbyshire, DE3 0QZ

Bedroom One
12'9 x 9'5 (3.89m x 2.87m)

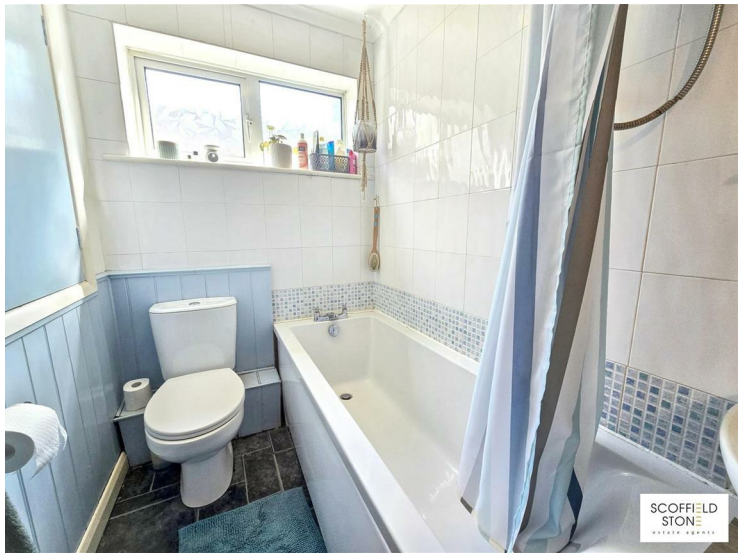
A front facing bedroom with wooden flooring, uPVC double glazed window, and radiator.

Bedroom Two
12'9 x 8'10 (3.89m x 2.69m)



A rear facing bedroom with wooden flooring, uPVC double glazed window, and radiator.

Bathroom
7'9 x 9'5 (2.36m x 2.87m)



The bathroom features ceramic tile effect laminate flooring, a side facing obscure uPVC double glazed window, low flush WC, bathtub with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome mixer tap, tiled splashbacks, over stairs storage, and radiator.

Outisde

Garage
7'1 x 17'6 (2.16m x 5.33m)
A single attached garage with metal up and over door, rear door to the garden, light and power, and plumbing for a washing machine.

Front and Driveway
To the front, there is a concrete driveway providing off road parking and leading to the garage, together with a small lawned garden area.

Rear Garden

The rear garden is enclosed and private, designed for low maintenance living, with a paved patio and planted borders.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

Material Information

Verified Material Information

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: D
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 at an unknown date.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Driveway and Garage
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: Hatch and separate ladder.

Follow the link for the full report:
https://moverly.com/sale/rgMZYc1P6ox4i9XbjNwzN/view

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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.

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.

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.

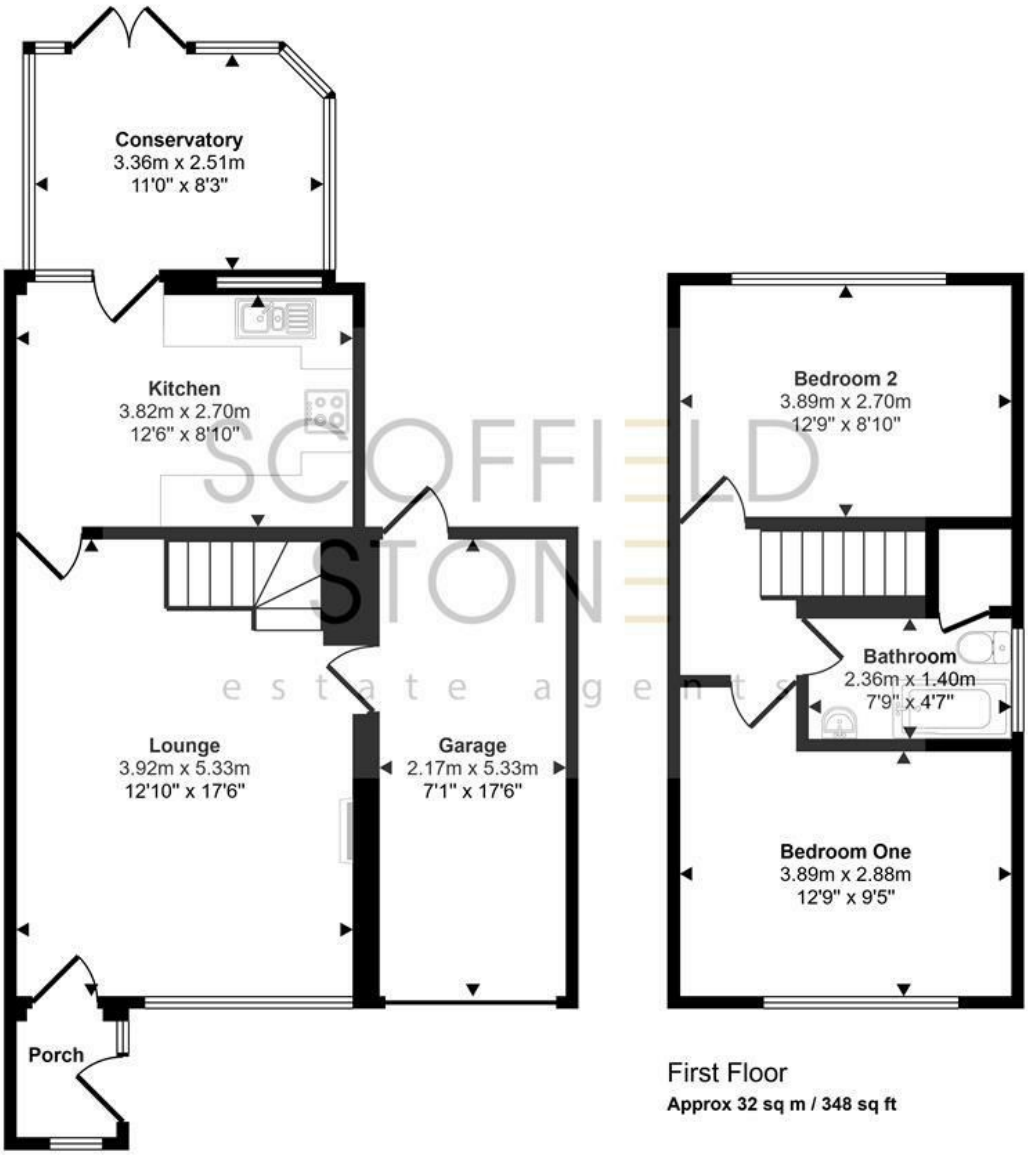
Location / what3words

///flown.stream.brave

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.

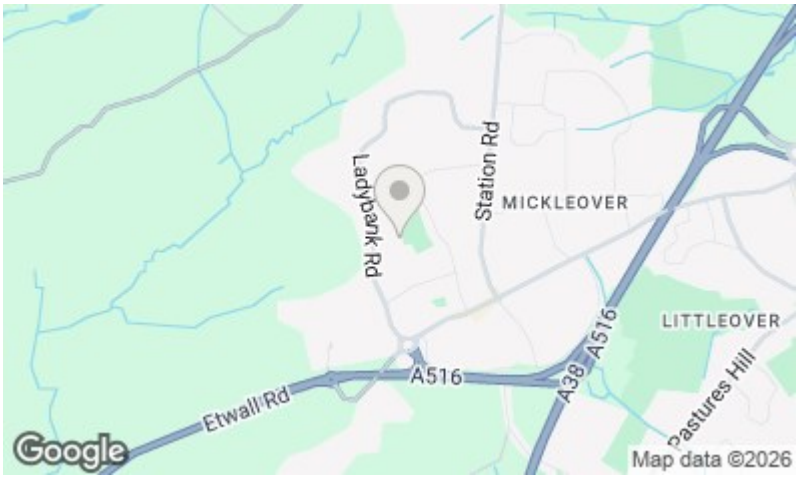
Approx Gross Internal Area
89 sq m / 956 sq ft

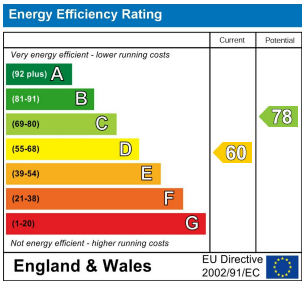


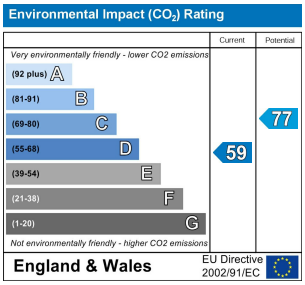
First Floor
Approx 32 sq m / 348 sq ft

Ground Floor
Approx 57 sq m / 609 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.







Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980