



323 Uttoxeter Road, Mickleover, Derby, Derbyshire, DE3 9AH

Offers In The Region Of £290,000

Schofield Stone are pleased to offer for sale this three bedroom, semi-detached family home positioned on a good size plot, giving some potential for further development and is ideal for the growing family. The property is well presented throughout and has a number of key features to include, but not limited to; extensive driveway, South facing rear garden, three double bedrooms and two bathrooms. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

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Summary Description

Accommodation in brief the interior comprises; entrance hall, bay fronted sitting room, dining room, long galley kitchen and bathroom with WC at ground floor. To the first floor you will find three double bedrooms and shower room. The property has uPVC double glazing and gas central heating.

Outside to the front of the property can be found an extensive tarmac driveway offering adequate parking for approximately eight cars, with raised decorative planting in front of the lounge window. A side passage leads to the rear, where can be found a long, low maintenance garden which is South facing, mostly private and has patio, lawn and potting shed.

Uttoxeter Road is conveniently situated for access to amenities including shopping locally at the Aldi superstore or 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 and Markeaton Park. Mickleover has excellent road links to the A50 and A38 and is close to the Royal Derby Hospital.

Entrance Hall

Carpeted and neutrally decorated with side aspect part obscure glazed upvc main entrance door, under stairs storage, radiator.

Sitting Room

12'10" x 11'2" (3.93 x 3.41)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, chimney breast with stone effect Adam style fireplace with living flame gas fire, tv point, radiator.

Dining Room

12'11" x 11'0" (3.96 x 3.37)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, telephone point.

Kitchen

18'8" x 7'4" (5.7 x 2.26)



Having tile effect vinyl flooring and neutral decor with side aspect upvc part obscure glazed door to rear, two side aspect upvc double glazed windows, a range of fitted wall and floor units to white with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome mixer tap, space for gas/electric cooker with extractor hood over, space for American style fridge/freezer, under counter space and plumbing for appliances.

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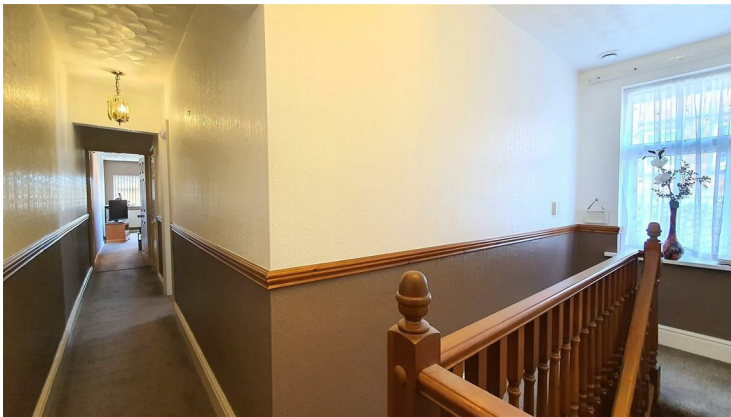
Bathroom and Toilet

9'4" x 7'4" (2.86 x 2.26)



Having tile effect vinyl flooring and fully tiled walls with side and rear aspect obscure upvc double glazed windows, pedestal wash hand basin with gold colour hot and cold taps, corner bath with gold colour hot and cold taps, low flush wc (in own room), radiator.

Stairs/Landing



Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle balustrade and access to roof space.

Bedroom One

11'10" x 11'2" (3.62 x 3.42)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes and radiator.

Bedroom Two

11'8" x 9'11" (3.58 x 3.04)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bedroom Three

15'9" x 7'5" (4.81 x 2.27)



Carpeted and neutrally decorated with rear and side aspect upvc double glazed windows, radiator.

Shower Room

12'3" x 4'4" (3.74 x 1.34)



Having tile effect vinyl flooring and fully tiled walls with two side aspect obscure upvc double glazed windows, low flush wc, wash hand basin set to vanity cupboard with hot and cold monobloc tap, single shower enclosure with electric shower, radiator.

OUTSIDE

Frontage and Driveway

To the front is a large tarmacadam driveway with adequate parking for multiple vehicles, raised decorative border and tarmacadam pathway to main entrance and gate to rear garden.

Rear Garden



Accessed via a gate from the front, or the kitchen you will find a generous South facing garden, offering potential for future development (subject to approval) and which has been landscaped to provide a mixture of tarmacadam patio and lawn, with potting shed.

Material Information

Council Tax Band: C

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

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.

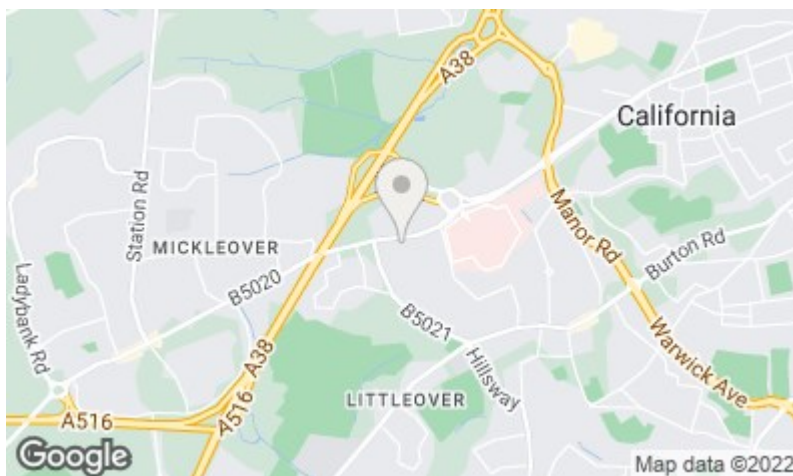
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GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
			79
		51	
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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