

**68 College Green Walk, Mickleover, Derby, DE3 9DW**

**£230,000**

Chain free - Facing a pleasant greenway in popular Mickleover, this three bedroom, three storey semi-detached home offers two bathrooms plus a cloakroom, driveway parking and a detached garage. Enjoy a fitted kitchen, lounge diner with French doors, and an enclosed garden with lawn and patio. Ideal for buyers and investors alike.



### Summary Description

Set within a modern Mickleover development and enjoying a pleasant outlook across an attractive communal greenway, this three bedroom, three storey semi-detached home offers well proportioned accommodation with driveway parking and a detached single garage to the rear. With toilets on each floor and an enclosed, easy care garden, it is a strong option for first time buyers, families and buy to let investors seeking a convenient Derby location.

The ground floor opens with an entrance hall with tile effect flooring and useful under stairs storage, leading to a guest cloakroom and a fitted kitchen with ample units, tiled splashbacks, integrated oven, gas hob, extractor and space for appliances. To the rear, a bright lounge diner features wood effect flooring and French doors that connect neatly to the garden, landscaped with a mix of lawn and paved patio. On the first floor are two comfortable double bedrooms and a family bathroom. The top floor is dedicated to the principal bedroom, enhanced by a Velux roof light, fitted cupboards, a generous dressing area with scope for a home office or nursery, and a modern en suite shower room.

Mickleover is one of Derby's most popular suburbs, known for local shops, supermarkets, cafes and leisure facilities, with further amenities, employment and nightlife in Derby city centre. There is a good choice of schooling nearby, including primary and secondary options, and excellent commuter links via the A38, A50 and M1. Regular bus services connect Mickleover with Derby and neighbouring areas, while the surrounding green spaces and walking routes add day to day appeal.

### Entrance Hall

6'4 x 16'6 (1.93m x 5.03m)

Having ceramic tile effect laminate flooring, front aspect part obscure glazed composite main entrance door, under stairs storage, radiator, telephone point.

### Guest Cloakroom

Having ceramic tile effect cushion flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

### Kitchen

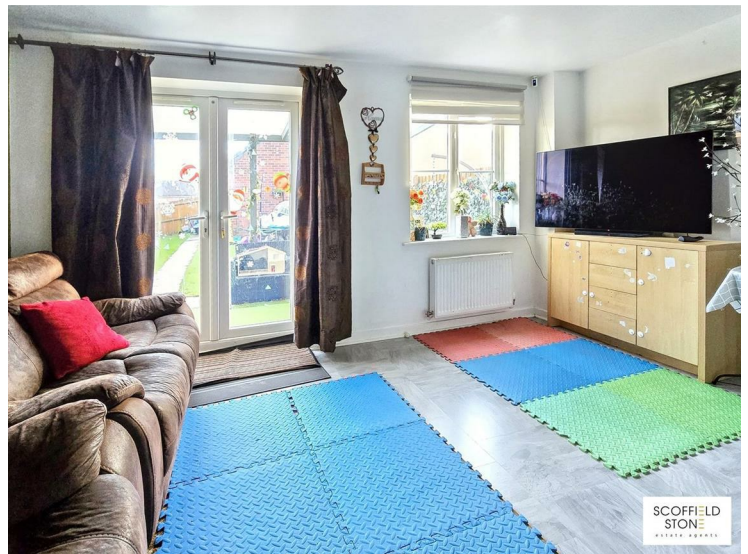
7'8 x 11'1 (2.34m x 3.38m)



Having ceramic tile effect cushion flooring, front aspect upvc double glazed window, fitted wall and floor units with roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and monobloc tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, wall mounted gas boiler.

### Lounge/Diner

14'4 x 11'7 (4.37m x 3.53m)



Having wood effect laminate flooring, rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, radiator, tv and telephone points.

### Stairs/Landing One

5'11 x 15'8 (1.80m x 4.78m)

Carpeted, wooden spindle balustrade, front aspect upvc double glazed window, airing cupboard with hot water cylinder.



### Bedroom Two

8'1 x 11'7 (2.46m x 3.53m)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bedroom Three

8'0 x 11'4 (2.44m x 3.45m)



Carpeted, front aspect upvc double glazed window, radiator.

### Bathroom

5'10 x 6'11 (1.78m x 2.11m)



Carpeted, rear aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and tiled splashbacks, radiator.

### Stairs/Landing Two

Carpeted, wooden spindle balustrade.

### Principal Bedroom

11'0 x 13'11 (3.35m x 4.24m)



Carpeted, front aspect upvc double glazed window, rear aspect wood frame Velux rooflight, radiator, fitted cupboards, access to roof space. Leading to;

### Dressing Area

8'8 x 8'10 (2.64m x 2.69m)

A key feature of the principle bedroom is the large dressing area to the rear which gives option for a variety of uses, such as home office, or nursery.



### En Suite Shower Room

5'7 x 8'11 (1.70m x 2.72m)

Having wood effect cushion flooring, wood frame Velux rooflight, pedestal wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower and tiled splashback, chrome heated towel rail.

### OUTSIDE

#### Frontage

The front of the property is approached via an attractive pedestrian greenway, with the property itself having a small fenced garden.

#### Rear Garden



An enclosed garden which has been landscaped to provide a mixture of lawn and paved patio.

#### Driveway and Garage (via Cartmel Place)



To the rear you will find a detached single garage with metal up and over door, rear personnel door, light and power.

### Material Information

Awaiting further information from seller.

### 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

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### Buying to Let?

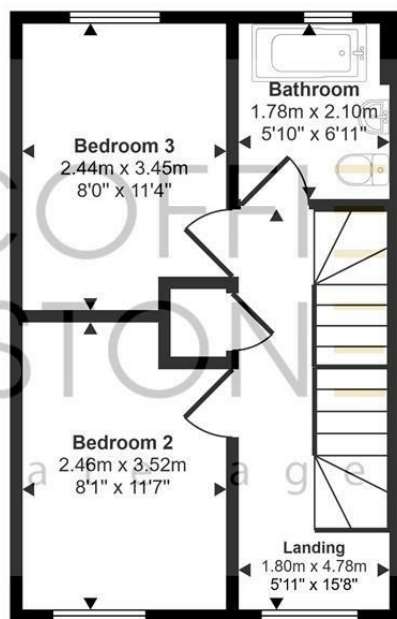
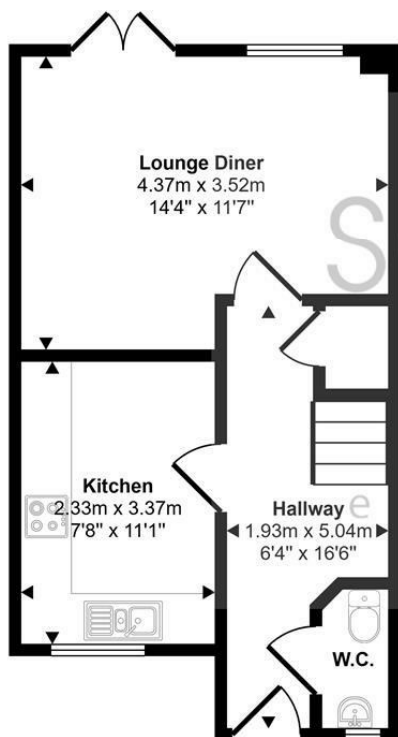
Guide achievable rent price: £1200pcm

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. Scofield 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.

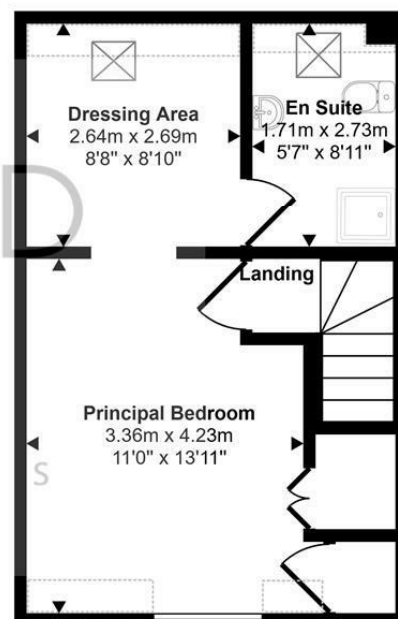
### ID Checks for buyers

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

Approx Gross Internal Area  
96 sq m / 1031 sq ft



First Floor  
Approx 31 sq m / 334 sq ft

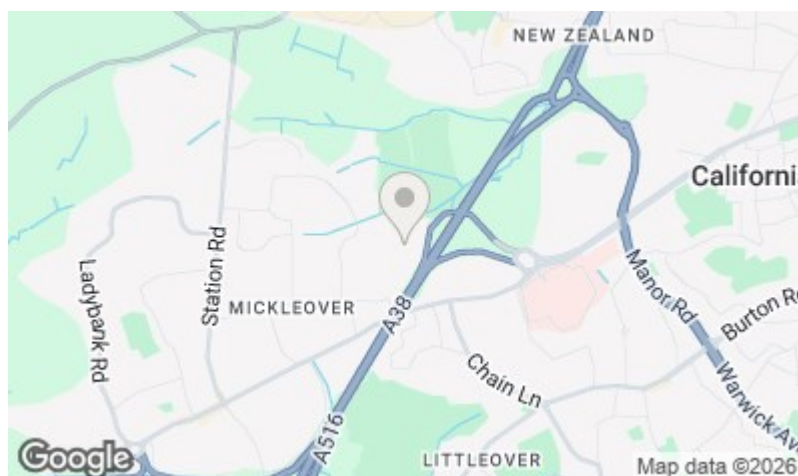


Second Floor  
Approx 32 sq m / 342 sq ft

Ground Floor  
Approx 33 sq m / 355 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating		Current	Potential
Very 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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