



**39 Fenton Road, Mickleover, Derby, DE3 0EP**

**£295,000**

Chain Free - Fully refurbished three bedroom semi in a quiet Mickleover cul de sac, featuring integrated smart tech, a new kitchen and bathroom, stylish dining room with corner bi folds, generous garden and parking, all within walking distance of the village centre and transport links.



Sales: 01283 777100  
Lettings: 01332 511000

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## Summary Description

Nestled at the end of a quiet cul de sac in ever popular Mickleover, this fully refurbished three bedroom semi detached home combines smart technology with practical modern living. Set within a development of similar aged homes and a short walk from the village centre, it offers a generous plot with parking and a wide lawned frontage, plus a good sized rear garden.

The remodel includes new windows and doors with an anthracite external finish, a full rewire, new smart central heating and boiler, replastering throughout, a new kitchen and a stylish new bathroom with smart underfloor heating. The hub of the home is the dining room where corner fitted bi fold doors open to the decked patio and garden. The breakfast kitchen features contemporary units, integrated appliances and French doors to the outside. An Amazon Echo Hub integrates lighting and heating control, while the lounge enjoys a decorative fireplace. Upstairs are three bedrooms and a sleek bathroom with rainfall shower. Outside, the gravel driveway provides parking for two cars and the rear garden is low maintenance with lawn and decking.

Mickleover is a well served village with supermarkets, cafes, pubs and health facilities, together with reputable local primary and secondary schooling. Regular bus services connect to Derby city centre and nearby employment hubs. The location gives easy access to the A38, A50 and onwards to the A516 and A52, making regional travel straightforward, while green spaces and local walks are close by.

## Entrance Hall

Wood effect laminate flooring, front aspect part obscure glazed composite main entrance door, Amazon Echo Hub, radiator.

## Lounge

12'6 x 12'2 (3.81m x 3.71m)



Carpeted, front aspect upvc double glazed window, decorative fireplace with rustic wooden mantle shelf, radiator.

## Breakfast Kitchen

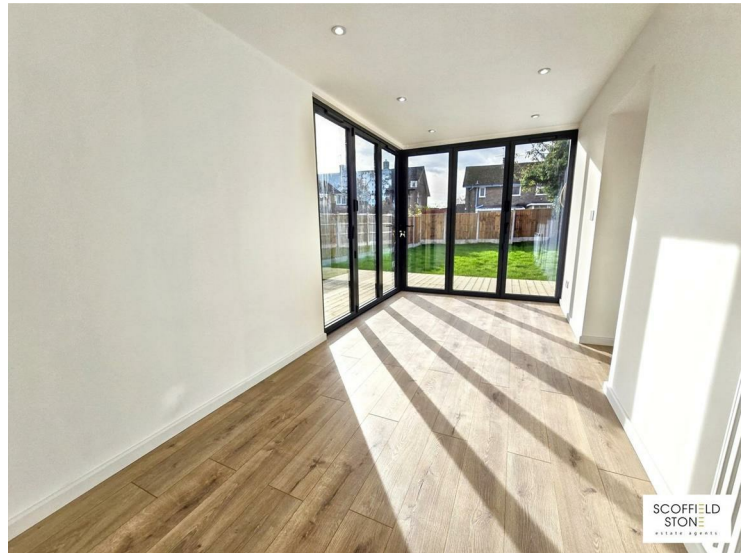
18'4 x 8'4 (5.59m x 2.54m)



Wood effect laminate flooring, rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, inset lights to ceiling, fitted contemporary wall and floor units with wood effect worktop and splashbacks, under counter lighting, inset composite sink with drainer and monobloc tap, inset ceramic hob with extractor hood over, integrated electric oven, integrated fridge/freezer. Built in bench. Contemporary vertical radiator. Under stairs storage cupboard with worktop and plumbing for washing machine.

## Dining Room

7'5 x 18'11 (2.26m x 5.77m)



Wood effect laminate flooring, feature corner glazed bifold doors to decked patio and garden, inset lights to ceiling, radiator.

## Stairs/Landing

Carpeted, side aspect upvc double glazed window, walk in storage cupboard, access to roof space.

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## Principal Bedroom

10'0 x 12'0 (3.05m x 3.66m)



Carpeted, front aspect upvc double glazed windows, wall lights, radiator.

## Bedroom Three

8'3 x 6'11 (2.51m x 2.11m)



Carpeted, front aspect upvc double glazed window, radiator, over stairs cupboard with Glowworm combination gas boiler.

## Bedroom Two

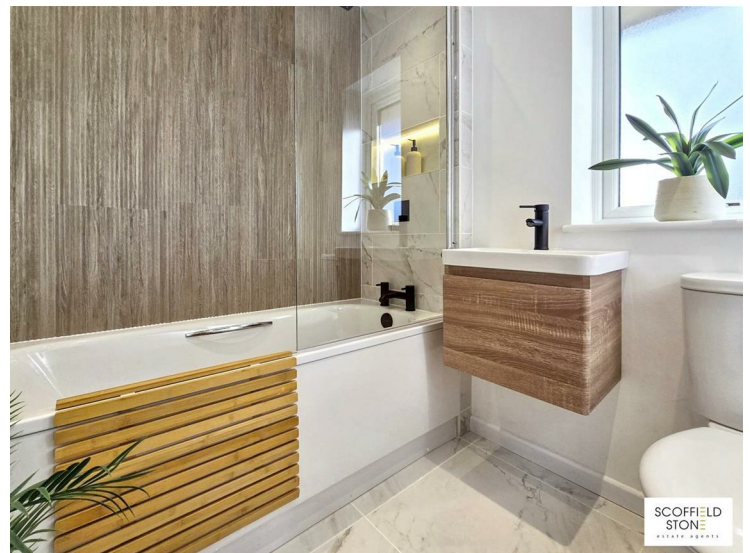
11'11 x 8'5 (3.63m x 2.57m)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bathroom

6'1 x 5'5 (1.85m x 1.65m)



Ceramic tiled flooring, rear aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, wall mounted wash hand basin with monobloc tap and vanity cupboard, bathtub with mixer tap, rainfall shower and inset shelf with lighting.

## OUTSIDE



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## Frontage and Driveway



A wide frontage offering lawn, with two cars parking spaces provided by the gravel driveway.

## Rear Garden



A generously proportioned low maintenance garden with lawn and decked patio.

## Material Information

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: The main property is standard construction. The side extension is steel framed construction.

Energy Performance rating: E

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, 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: No

For additional material information, please follow the link:

<https://moverly.com/sale/SCEoVShcYTaeAYtmSLnC4G/view>

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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.

## 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: £1400pcm

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.

## Location / what3words

///cafe.copies.piano

## ID Checks for buyers



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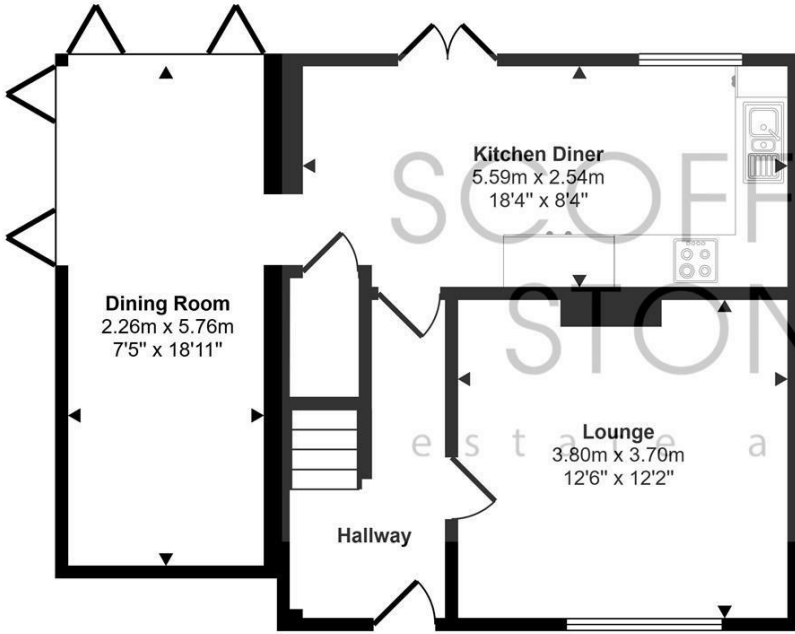
## 39 Fenton Road, Mickleover, Derby, DE3 0EP

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.

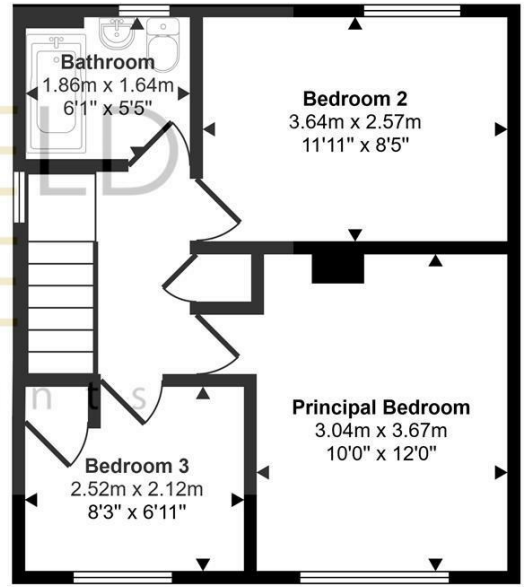


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Approx Gross Internal Area  
88 sq m / 944 sq ft

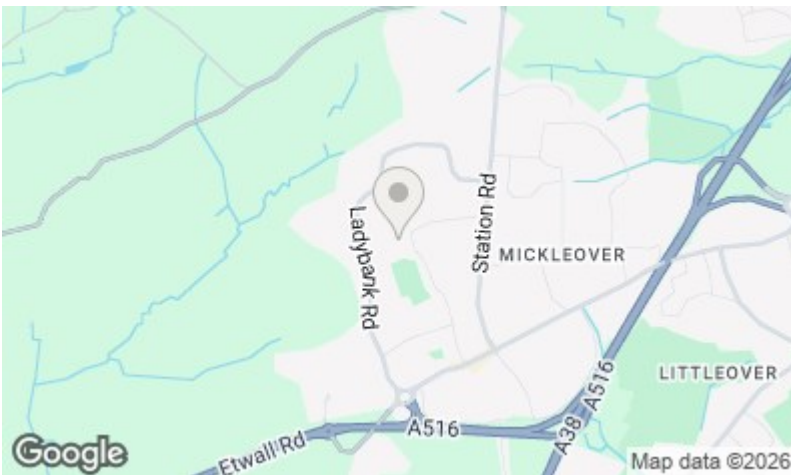


Ground Floor  
Approx 51 sq m / 553 sq ft



First Floor  
Approx 36 sq m / 391 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.



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			
		43	87
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	



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

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