SCOFFIELD STONE
estate agents

18 Ladybank Road, Mickleover, Derby, Derbyshire, DE3 0NT

£275,000

NO UPWARD CHAIN. IMMACULATELY PRESENTED THROUGHOUT. THREE BEDROOM DETACHED PROPERTY. THREE RECEPTION ROOMS. MODERN KITCHEN AND BATHROOM. LARGER THAN AVERAGE. SOUTH FACING GARDEN. Scoffield Stone are delighted to offer 'For Sale' with no upward chain this immaculately presented and larger than average three bedroom detached property, ideally situated at this sought after residential address in Mickleover, close to all local amenities on offer. The current owners have created a superb modern living atmosphere with accommodation briefly comprising; Entrance hallway, guest cloakroom/wc, home office/snug with under floor heating, large breakfast kitchen with Belfast sink, separate play/dining room, sitting room with feature brick chimney breast to the ground floor and to the first floor is a modern four piece suite family bathroom, master bedroom, further good sized bedroom and a single bedroom. The property benefits from gardens wrapping around the front, side and rear with driveway parking for two cars. The property must be viewed to fully appreciate the wealth of accommodation on offer.

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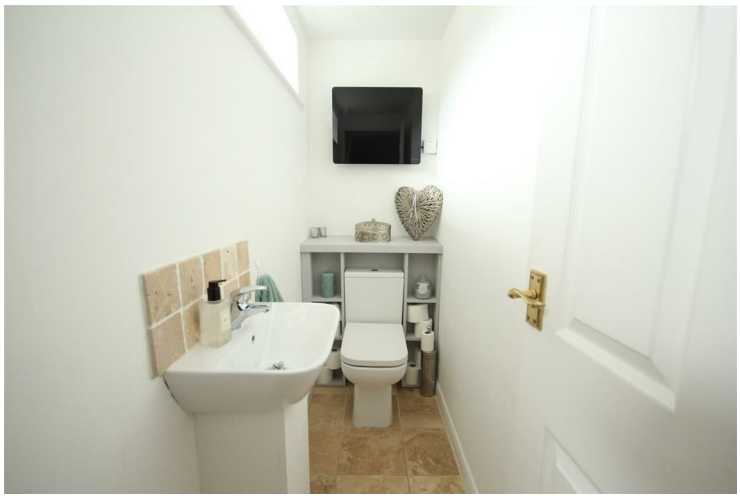
Reception Hallway

Having Composite opaque double glazed entrance door with security lock, wood effect laminate flooring, neutral decor, radiator and staircase leading to first floor.

Guest Cloakroom/ WC



Having modern two piece suite comprising; low centre flush w/c, pedestal wash hand basin with chrome hot and cold monobloc tap, stone tiled splash backs, stone tile flooring, neutral decor, wall mounted electric panel heater and Upvc double glazed window to front aspect.

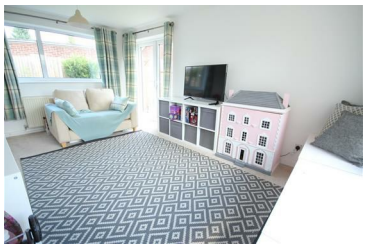
Breakfast Kitchen
20'7" x 10'11" (6.28 x 3.35)

Having a range of Shaker style wall, base and drawer units with wooden Butchers block work surfaces and matching upstands, inset ceramic Belfast sink with traditional hot and cold mixer tap, integrated dishwasher, space and plumbing for automatic washing machine, space for fridge freezer, space for range cooker with chimney style extractor hood over, wood effect laminate flooring, LED spotlights to ceiling, traditional style radiator, two Upvc double glazed windows to rear aspect, Upvc double glazed opaque door to rear aspect and under stairs storage cupboard/pantry which has power and has space for tumble dryer.

Sitting Room
13'6" x 12'7" (4.12 x 3.86)

Having feature open face brick chimney breast, neutral decor, carpet to flooring, tv point, radiator and Upvc double glazed window to front aspect.

Family/Dining Room
16'2" x 10'0" (4.93 x 3.05)



Having carpet to flooring, neutral decor, radiator, tv point, built in window seat providing ample storage space, Upvc double glazed windows to both the front and rear aspects and Upvc double glazed French doors to providing access to the side garden.

First Floor Landing
Having carpet to flooring, neutral decor, access to loft space and Upvc double glazed window to side aspect.

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Master Bedroom
13'3" x 9'11" (4.06 x 3.04)

Being tastefully decorated with carpet to flooring, radiator and Upvc double glazed window to front aspect.

Bedroom Two
9'11" max x 10'11" max (3.04 max x 3.35 max)

Having a built in cupboard housing Worcester combination boiler and providing extra storage space, carpet to flooring, neutral decor, radiator and Upvc double glazed window to rear aspect.

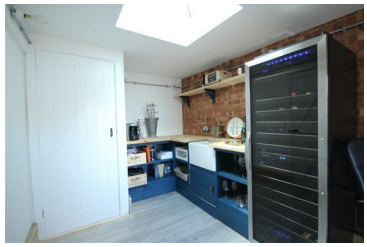
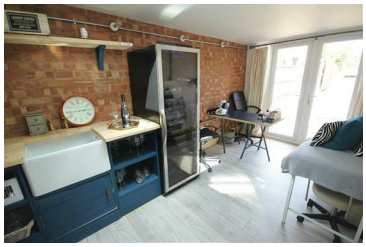
Bedroom Three
10'3" max x6'5" max (3.13 max x1.98 max)

Having carpet to flooring, a large over stairs cupboard providing ample hanging rail and shelving space, radiator and Upvc double glazed window to front aspect.

Family Bathroom

Having a modern four piece suite comprising; low flush w/c and sink set into vanity unit, sink having chrome hot and cold monobloc tap, double walk in shower with chrome mains shower and large drench shower head, glass shower screen, LED spotlights to ceiling, extractor fan, chrome heated towel rail, feature free standing Victorian style roll top bath tub with chrome hot and cold mixer tap with shower attachment, complimentary ceramic tiled splash backs, feature ceramic tile flooring and Upvc double glazed obscure window to rear aspect.

Home Office/Snug
17'0" x 7'11" (5.2 x 2.43)

Having wood effect laminate flooring with under floor heating, feature sky light to ceiling, supplied with power, feature industrial style lighting, deep storage cupboard, base units with wooden work surfaces, ceramic belfast sink with hot and cold copper taps and Upvc double glazed French doors leading onto rear garden with matching side windows.

Outside

To the front of the property is a delightful well maintained garden, laid mainly to lawn with a concrete pathway leading to both the front entrance and wooden side gate.

To the rear and side of the property is a large South facing fully enclosed by close panel fencing garden with a shaped lawn, flower and shrub borders with an ornamental tree. The property also benefits from having a concrete driveway providing off road parking for two cars with double wooden gates, which is accessed from Broomhill Close off Westhall Road.

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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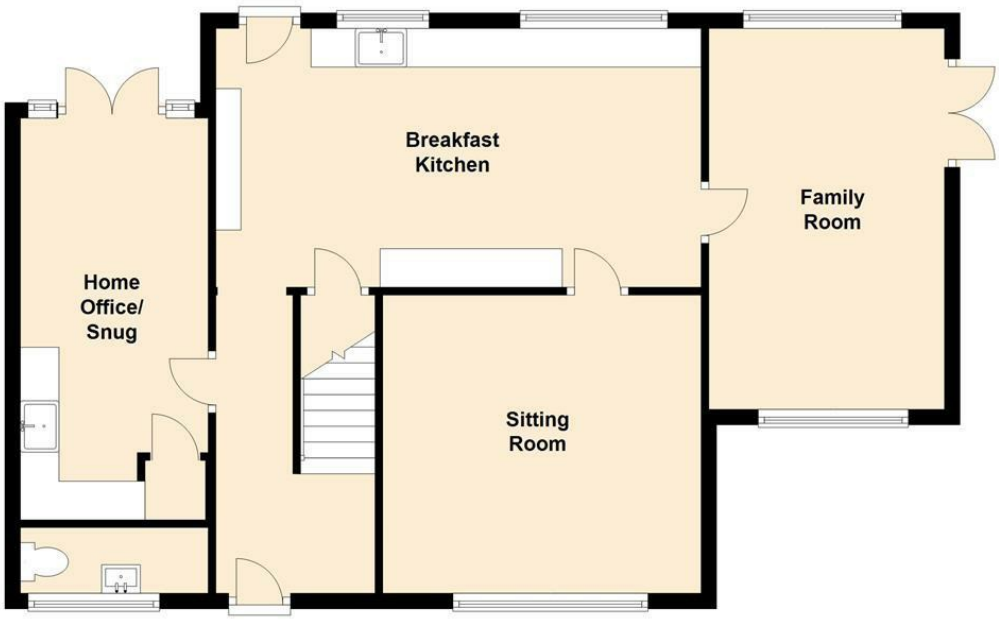
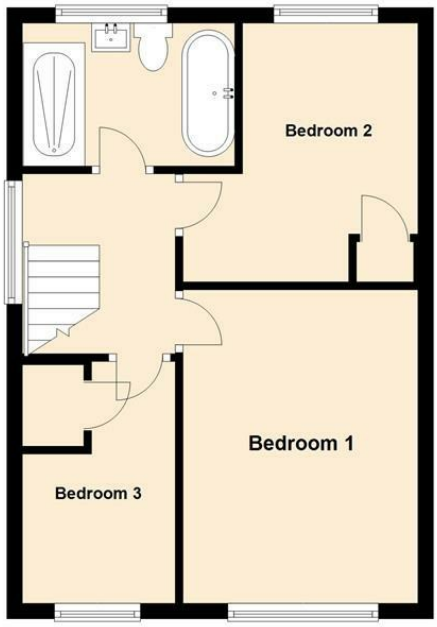
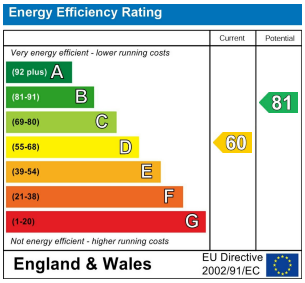
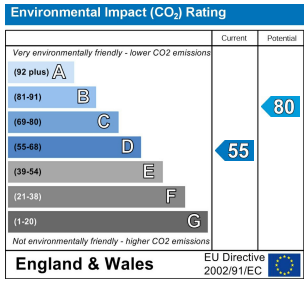
Ground Floor



First Floor







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