SCOFFIELD STONE
estate agents

35 College Green Walk, Mickleover, Derby, DE3 9DW

Offers In Excess Of £215,000

Scofffield Stone are delighted to offer For Sale this 2.5 storey four bedroom town house situated at this popular residential address in Mickleover within walking distance to the Royal Derby hospital and close to all local commuting links. The property has been thoughtfully improved throughout by the current owners and the extremely well presented accommodation briefly comprises; reception hallway, guest cloakroom/ wc, large kitchen diner, spacious sitting room with French doors to rear, bedroom two, bedroom three, bedroom four/ office and family bathroom, master bedroom suite with dressing rea and shower room en suite. Outside there is a delightful rear garden, views to the front and a garage and driveway located and accessed a the rear of the property.

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Mickleover: 01332 511000
Hilton: 01283 777100
www.scoffieldstone.co.uk

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Reception Hallway
Having composite Upvc entrance door, mat well to entrance, carpet to flooring, radiator, neutral decor, deep under stairs storage cupboard and stair case leading to first floor landing.

Guest Cloakroom/ WC

Having a contemporary two piece suite comprising of; low centre flush WC, pedestal wash hand basin with hot and cold monobloc tap, complementary ceramic tile splash backs, tile effect vinyl flooring, radiator, tasteful decor and Upvc opaque glazed window to front aspect.

Kitchen/ Diner
17'6" x 8'9" (5.35 x 2.69)

Having a range of wall, base and drawer units with laminate roll edge work surfaces with matching up stand, inset stainless steel sink with side drainer, vegetable preparation bowl, hot and cold monobloc tap, inset four burner stainless steel gas hob with a matching stainless steel splash back and stainless steel chimney style extractor hood over. Space for fridge freezer, dishwasher and washing machine , concealed wall mounted boiler supplying domestic hot water and heating throughout the property. Ceramic tiled flooring leading to dining area with matching flooring, radiator, neutral decor and Upvc double glazed window to front aspect.

Sitting Room
15'0" into bay x 16'3" (4.59 into bay x 4.96)

Having tasteful decor, carpet to flooring, two radiators, telephone point, TV point, feature walk in bay window with French doors with fitted blinds giving views and access to rear garden.

First Floor Landing
Having neutral decor, radiator, carpet to flooring and stairs leading to second floor.

Family Bathroom

Having a contemporary three piece suite comprising; low centre flush wc, pedestal hand basin with chrome monobloc hot and cold tap, paneled bath with chrome hot and cold mixer tap, complementary ceramic tile splash backs, radiator, tile effect vinyl flooring, airing cupboard (housing hot water cylinder, chrome heated towel rail and Upvc opaque double glazed window to side aspect. There is also an internal door leading to bedroom two.

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Bedroom Two
14'4" x 11'8" (4.39 x 3.56)

Having fitted wardrobes with sliding mirrored doors providing ample hanging rail and storage space, two radiators, TV point,carpet to flooring, Upvc double glazed window to rear aspect and door to family bathroom.

Bedroom Three
10'8" x 8'8" (3.27 x 2.65)

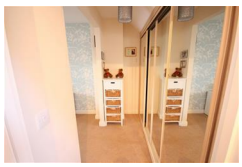
Having carpet to flooring, radiator and Upvc double glazed window to front aspect.

Bedroom Four/ Office
7'3" x 6'3" (2.22 x 1.92)

Having carpet to flooring, radiator, telephone point and Upvc double glazed window to front aspect.

Second Floor Landing
Having neutral decor carpet to flooring and access to master bedroom suite.

Master Bedroom
12'2" max x 12'2" max (3.72 max x 3.72 max)



Having tasteful decor, carpet to flooring, radiator, Upvc double glazed window to front aspect and large archway leading to dressing area with fitted sliding mirrored door wardrobes providing ample hanging rail and shelving space.

Shower Room En Suite

Having contemporary three piece suite comprising; low centre flush wc, pedestal wash hand basin with chrome hot and cold

monobloc tap, single shower cubicle with chrome mains fed shower over, glass shower screen, full ceramic tile walls, vinyl flooring, shaver socket and Velux window to rear aspect.

Outside Front

The front of the property is pedestrianised only which creates a nice space between the property and there is a walk way with greenery and trees leading to local walks. There is a wrought iron gate and fencing with a low maintenance pathway which leads to the front of the property and around the side through wooden gate to access the rear.

Outside Rear

Having a landscaped fully enclosed garden, enclosed by brick walling and close panel fencing, with a shaped lawn, patio area, security lighting, wooden gate to rear and wooden gate to side.

Garage

The garage and parking is accessed through an archway via Magdalene Drive. The garage has an up and over door to front, side personal door (leading to garden) and supplied with power and light.

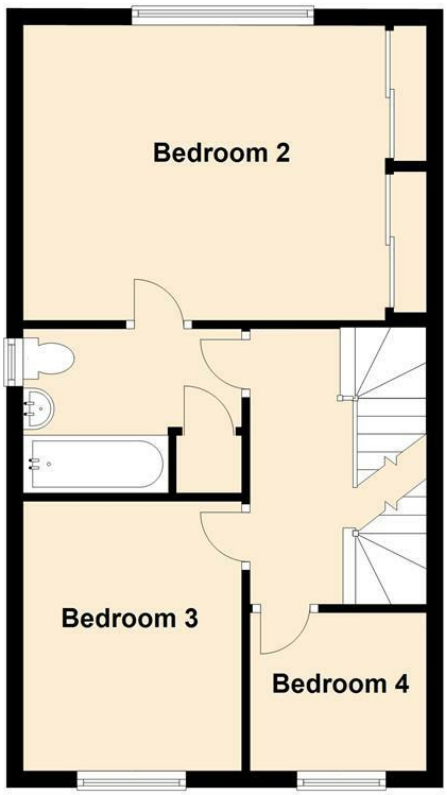
Please Note

The property is freehold. Due to the property being on a pedestrianised walk way and the garage/ parking being located in a shared access parking area there is a monthly service charge payable of £10 per month.

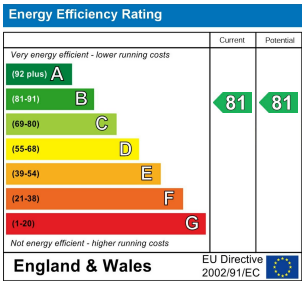
Disclaimer

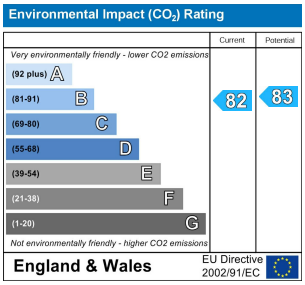
Ground Floor

First Floor



Second Floor





Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Reg. Office address as above

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

t: Mickleover Office 01332 511000
t: Hilton Office 01283 777100
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980

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