



38 Cavendish Way

Mickleover | DE3 9BL | Guide Price £295,000

ROYSTON
& LUND

- Offers in the Region of £295,000
- Garage Converted To Fourth Bedroom With Ensuite
- Downstairs WC
- Close By To Numerous Amenities
- Solar Panels
- Four Bedroom Semi Detached Family Home
- Integrated Kitchen Appliances
- Ample Off Street Parking Via a Double Driveway.
- Excellent Transport Links
- Freehold / Council Tax Band - C / EPC Rating - B





Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Mickleover, Derby. Situated close by to numerous amenities such as local shops, and pubs. Not to mention being in the catchment area for well regarded schools. This property would be a great fit for first time buyers or a growing family.

Ground floor accomodation comprises of an entrance hall that leads into the main reception room, kitchen and stairs to the first floor. The living room is a generous size with log burner style fireplace and a front aspect bay window flooding the room with natural light. The galley kitchen is ample in size and benefits from integrated appliances such as an oven, hob and extractor fan and built in dishwasher with more than enough room to add further freestanding appliances. Off from the kitchen is the formal dining room which has more than enough room for the full family. The ground floor also features a snug area to the rear aspect with sliding doors to the rear garden and a downstairs WC.

To the first floor there are three well proportioned bedrooms. The main bedroom has full width built in wardrobes. Bedroom two is a further double and bedroom three is an over stair single. All bedrooms share a four piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway. The garage has been converted into a double bedroom with an ensuite shower room.

The rear garden comprises of a lawned area to the back right aspect off from the French doors to the snug. Ample storage space via a high quality wooden structure shed accessed via a block paved pathway. To the left aspect there is a further lawn space with troughs and planters.

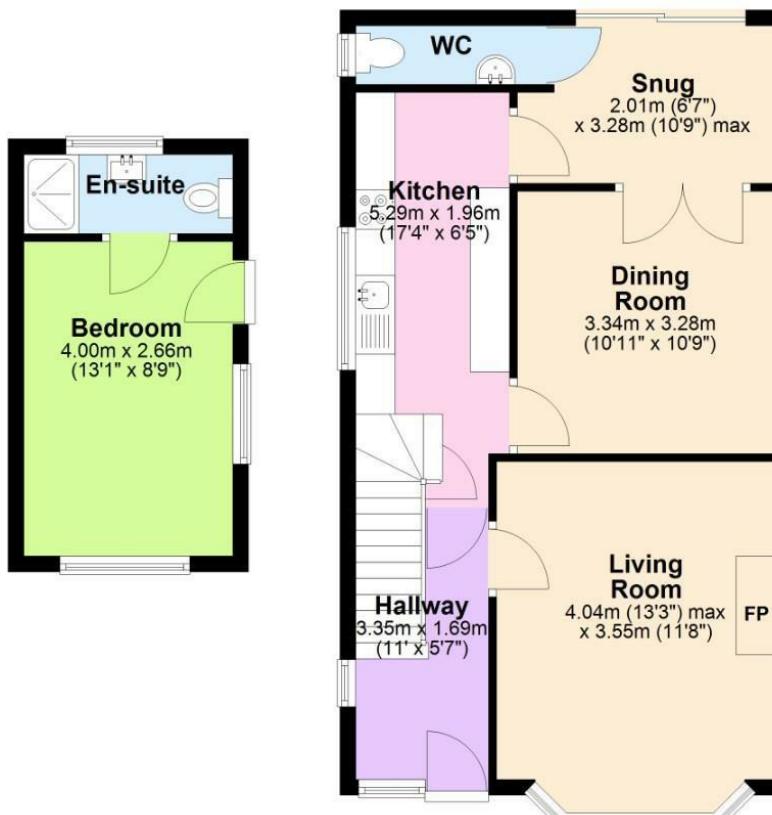


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	90
(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 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	

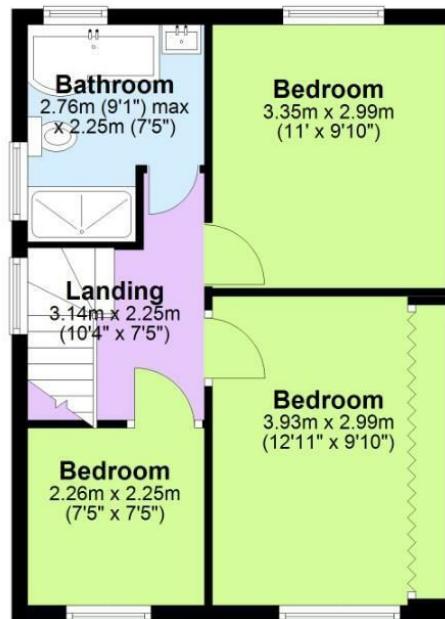
Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 104.6 sq. metres (1126.2 sq. feet)

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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