



## 46 Daventry Close, Mickleover Derby, DE3 0QT Offers Around £295,000

A THREE-BEDROOMED DETACHED BUNGALOW, enjoying generous mature gardens, in a pleasant cul-de-sac setting, close to a good range of local amenities. The property is available with IMMEDIATE VACANT POSSESSION, and offers the potential for a scheme of modernisation and refurbishment to individual taste. Having the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

INTERNALLY, enclosed entrance porch, entrance hall, lounge, inner hall, bedroom three/dining room, conservatory, kitchen, a further two bedrooms, shower room, and separate WC. EXTERNALLY, front garden, three/four car standing spaces, attached single garage, and mature screened generous rear garden. EPC D, Council Tax Band C.

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## 46 Daventry Close, Mickleover, Derby, DE3 0QT

### The Property

A well-proportioned detached bungalow, offering an excellent opportunity for the discerning purchaser(s) to undertake modernisation, refurbishment and structural extension to individual taste, if so required, and subject to obtaining the usual planning and building regulation approvals. The property is available with immediate vacant possession, and comprises; enclosed entrance porch, entrance hall, lounge, inner hall, bedroom three/dining room, conservatory, kitchen, a further two bedrooms, shower room, separate WC, front garden, three/four car standing spaces, attached single garage, and mature screened generous rear garden.



### Location

The property enjoys a cul-de-sac setting off Ladybank Road within easy access of a range of amenities available within Mickleover, to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, leisure facilities, and schooling. A regular bus service provides links to Derby city centre via the Royal Derby Hospital, and the Town of Burton-upon-Trent. Ease of access is afforded to the A38 and A50 for commuting throughout the region.

### Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, continue across the ring road traffic lights and the Royal Derby Hospital traffic island towards Mickleover. Continue through the cross-roads traffic lights and the A38 flyover traffic lights into the centre of Mickleover. At the mini traffic island continue across through the old village centre, and at the next traffic island turn right onto Ladybank Road, then after approximately 0.5-miles Daventry Close is situated on the lefthand side.

What 3 Words /// navy.happy.unions

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13493.

### Accommodation

Having the benefit of gas central heating and double glazing, the detailed accommodation comprises: -

#### INTERNALLY

##### Enclosed Entrance Porch

Having UPVC double glazed entrance door, UPVC double glazed window, and door opening to the: -

##### Entrance Hall

Having central heating radiator, and built-in cloaks cupboard.

##### Lounge

6.20m x 3.35m (20'4" x 11'0")

Having UPVC double glazed window to the front, two central heating radiators, stone fireplace with marble hearth and fitted log-effect gas fire (NOT TESTED), UPVC double glazed side window, and two wall light points.



##### Inner Hall

Having central heating radiator, and built-in airing cupboard.

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### Bedroom Three/Dining Room

3.15m x 2.59m (10'4" x 8'6")

Having central heating radiator, and UPVC double glazed sliding patio doors to the: -



### Conservatory

2.79m x 2.57m (9'2" x 8'5")

Having UPVC double glazed windows, UPVC double glazed French door, and central heating radiator.



### Kitchen

3.84m x 2.39m (12'7" x 7'10")

Having fitments comprising; one double base unit, four single base units, larder, one double wall unit, one double wall unit with glazed doors for display purposes, and three single wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, integrated stainless steel gas hob with extractor hood and light, integrated electric oven and grill, (ALL NOT TESTED), work surface areas with tiled splashbacks, plumbing for automatic washing machine, and UPVC double glazed window and door.



### Bedroom One

3.94m x 3.18m (12'11" x 10'5")

Having fitments comprising; three double wardrobes, plus one double wardrobe, dressing table, and drawers with top cupboards, together with UPVC double glazed window, and central heating radiator.



### Bedroom Two

3.18m x 2.01m max (10'5" x 6'7" max)

Having UPVC double glazed window, and central heating radiator.

### Shower Room

Having modern white suite comprising; wash hand basin in vanity unit with cupboards under, and walk-in shower enclosure with shower unit, together with tiled walls, UPVC double glazed window, and central heating radiator.

### Separate WC

Having low-level WC, UPVC double glazed window, and central heating radiator.

### EXTERNALLY

#### Front Garden

Having shrub borders, and tarmacadam driveway affording three/four car standing spaces, and leading to the: -

#### Attached Single Garage

Of brick construction, with up-and-over door to the front.

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### Rear Garden

A particular feature to note is the mature, approximate west-facing, generous sized rear garden affording a high degree of privacy, having paved patio, lawns, flower and shrub borders, and greenhouse.



### ADDITIONAL INFORMATION

#### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

#### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

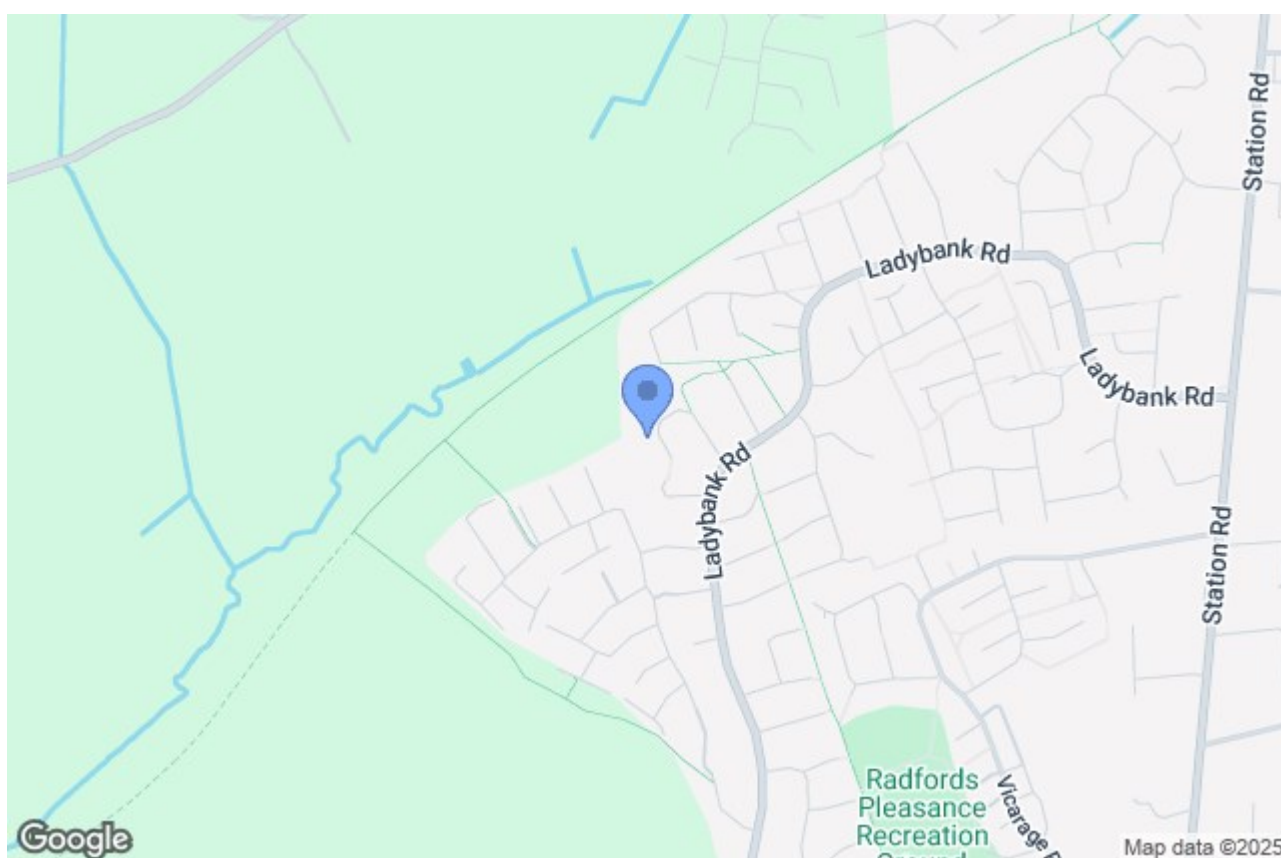
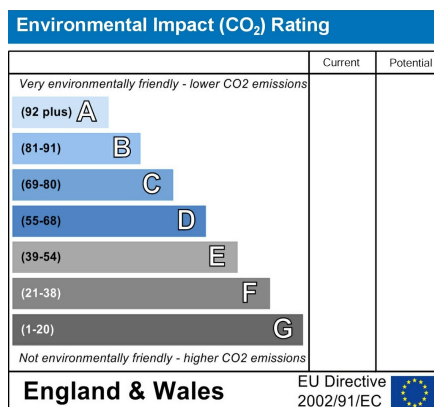
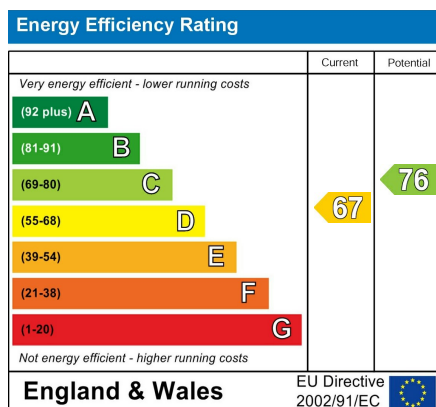
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13493**



#### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for