



Cartmel Place
Mickleover Derby



Property Description

Hall & Benson are pleased to bring to market this semi-detached property in Mickleover. The accommodation comprises a dual aspect lounge / diner, kitchen and cloakroom to the ground floor. The first floor presents master bedroom with en-suite, a further two bedrooms and family bathroom. Externally the property offers a flat rear garden inhabiting a patio and lawn. To the front is ample off road parking for at least one vehicle and a well presented lawn.

The property is conveniently located within close proximity of local amenities such as shops and schools, it is close to a bus route, is 1.2 miles from the Royal Derby Hospital and has great transport links to the A38 and A52.

An early viewing is highly recommended.

Ground Floor

Entrance Hallway

Accessed via the composite front door with carpeted flooring, one radiator, carpeted staircase and door to the cloakroom.

Lounge / Diner

21' 9" x 9' 2" (6.63m x 2.79m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation.

Kitchen

15' 7" max x 9' 2" max (4.75m max x 2.79m max)

Vinyl flooring, matching wall and base units with tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor fan above, space for a fridge-freezer, dishwasher and washing machine, one radiator, UPVC double glazed window to the rear elevation and UPVC double glazed frosted door to the side elevation.

Cloakroom

Tiled flooring, WC, pedestal sink with mixer tap and tiled splashback, one radiator, UPVC double glazed frosted window to the side elevation.

First Floor

Landing

Carpeted flooring, one radiator, loft access.

Bedroom One

10' 2" x 9' 9" (3.10m x 2.97m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, built in wardrobe, door to en-suite.

En-Suite

Vinyl flooring, part tiled walls, shower cubicle, WC, pedestal sink with mixer tap, one radiator, UPVC double glazed frosted window to the front elevation.

Bedroom Two

6' 8" plus wardrobe x 9' 4" max (2.03m plus wardrobe x 2.84m max)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, fitted wardrobes.

Bedroom Three

6' 5" x 9' 8" (1.96m x 2.95m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Bathroom

Vinyl flooring, part tiled walls, bath, WC, pedestal sink with mixer tap, one radiator, UPVC double glazed frosted window to the side elevation.

Outside

To the front of the property is a lawn with a small hedge, to the side is a tarmac driveway which leads to the attached garage.

To the rear of the property is a paved patio and a lawn which is all fence enclosed.

Garage

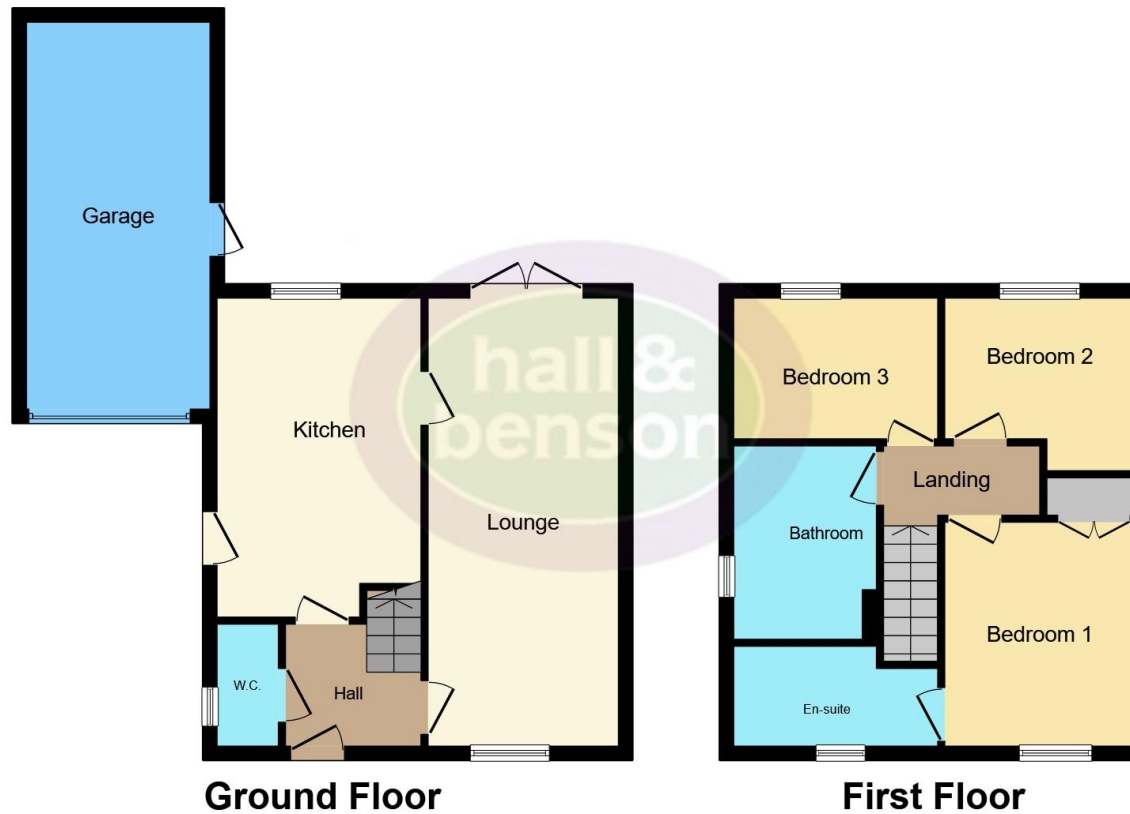
18' 7" x 8' 7" max (5.66m x 2.62m max)

Up and over door to the front elevation, pedestrian door to the side elevation, equipped with lighting and electrics.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: C

Tenure: Freehold

[check out more properties at hallandbenson.co.uk](http://hallandbenson.co.uk)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR101398 - 0001