



5 Downham Close
Mickleover
Derby
DE3 9SZ

Offers In The Region
Of £500,000

- Gas central heating
- Double glazed
- Entrance hall with ground floor cloakroom
- Superb full length lounge with feature fireplace
- Formal dining room
- Well appointed, extended breakfast kitchen with integrated units
- Separate utility room
- Principal bedroom with en-suite shower room and fitted wardrobes
- Three additional bedrooms with fitted furniture
- Family bathroom

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An opportunity to acquire this stylish, modern and comfortable family home enjoying an exclusive cul-de-sac location within the renowned and popular locality of Mickleover.

The property has been improved by the current owners with attractive panelling to the hall and landing, along with re-fitting of the ensuite shower room and the ground floor guest cloakroom. The property benefits from a gas central heating system and double glazing throughout. The residence provides superbly presented and well-maintained accommodation throughout.

A recommended internal inspection will reveal entrance hall with re-fitted ground floor cloakroom, dual aspect lounge, formal dining room, a well-appointed fitted breakfast kitchen, with family room off having French doors out into the garden, and a separate utility room. On the first floor, the principal bedroom enjoys fitted wardrobes and a luxury re-fitted en-suite shower room, there are three additional bedrooms and a family bathroom.

Outside, there is car standing space to the front of the property and a double garage. To the rear there is a landscaped garden with flagstone patio, lawns and a high degree of seclusion and privacy.





LOCATION

Mickleover offers a comprehensive range of local facilities with direct access to local supermarkets, bakery, banks, and eateries and bars. There is doctors' surgery and regular bus services to the city centre of Derby.

There is a good range of local schooling at all levels, and the Derby Royal Hospital is a short drive away.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Having attractive panelled walls, stairs to the first floor, decorative coving, a central heating radiator and an understairs storage cupboard.

CLOAKROOM

Superbly presented with attractive marble floor tiles, matching wall splash backs, w.c, and hand wash basin.

LOUNGE

6.28m x 3.44m (20'7" x 11'3")

Superbly presented, with a feature panelled wall, this dual-aspect room offers a French door with a glazed side panel giving access to the rear garden, two central heating radiators and a feature fireplace with an inset and hearth incorporating gas coal effect fire.

DINING ROOM

3.18m x 2.91m (10'5" x 9'6")

Offering a neutral decor with a window to the front aspect, radiator and ceiling light point

WELL APPOINTED, BREAKFAST KITCHEN WITH FAMILY ROOM

KITCHEN AREA

3.77m x 3.67m (12'4" x 12'0")

With a range of oak fitted units including base unit with drawer and cupboard fronts and work surfaces over, tiled surrounds, complementary wall mounted cupboards, 1½ bowl inset sink unit, glazed display cabinet, boiler cupboard, built-in

double oven, inset gas hob with extractor hood above, integrated fridge and dishwasher, tiled floor, central heating radiator and decorative spotlighting. A large opening leads into the family area

FAMILY AREA

4.26m x 3.2m (13'11" x 10'5")

With a tiled floor, a French door providing access to the rear garden, a further side entrance door and a central heating radiator. A door leads off to the Utility

UTILITY ROOM

2.6m x 1.95m (8'6" x 6'4")

Fitted with a range of base cupboards, drawers and matching eye-line cabinets. A door leads through to the garage and a window looks out to the front aspect.

FIRST FLOOR

BEDROOM ONE

3.96m x 2.99m (12'11" x 9'9")

Fitted with built-in wardrobes and storage



cupboards above together with bedside cabinets and matching dressing table and central heating radiator.

SUPERBLY PRESENTED EN-SUITE SHOWER ROOM

Refitted by the current owners with marble style floor and wall tiles, a hand wash basin, w.c and shower cubicle. There is a window to the rear aspect

BEDROOM TWO

2.85m x 2.32m (9'4" x 7'7")

Having built-in wardrobes, wall-mounted cupboards, two windows to the front aspect and a central heating radiator.

BEDROOM THREE

3.46m x 2.99m (11'4" x 9'9")

With built-in wardrobes, a window to the front aspect and a central heating radiator.

BEDROOM FOUR

2.49m x 2.33m (8'2" x 7'7")

Having a window to the rear aspect, built-in cupboards and central heating radiator.



FAMILY BATHROOM

Fully tiled with low level w.c., pedestal wash hand basin, panelled bath, tiled floor, decorative spotlighting, extractor fan and central heating radiator.

OUTSIDE & GARDENS

FRONT

To the front of the property there is a neat lawned garden, car standing space for two vehicles and direct access to a:

GARAGE

5.69m x 5.11m (18'8" x 16'9")

Power, lighting and up and over door.

REAR GARDEN

To the rear of the property is a landscaped garden with Flagstone patio, with a few steps down to the lawn with shrub borders and offering a good degree of seclusion and privacy.

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed



and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

Derby City - Band E

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards



to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

<http://www.derbyshire.gov.uk/>

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A

SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | 79 |
| (69-80) C | |
| (55-68) D | 66 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

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