

**43 Chestnut
Avenue
Mickleover
Derby
DE3 9FS**

Price £725,000



- SUPERB MATURE RESIDENTIAL AREA
- LOVELY FIVE BEDROOM DETACHED BUNGALOW
- IN AND OUT DRIVEWAY AND LARGE DETACHED GARAGE
- DINING KITCHEN AND SPACIOUS DINING HALL
- SUPER LOUNGE WITH BI-FOLD DOORS INTO CONSERVATORY
- PRINCIPAL SUITE WITH EN SUITE SHOWER ROOM AND DOOR OUT TO REAR TERRACE
- GUEST BEDROOM WITH EN SUITE CLOAKROOM
- TWO FURTHER BEDROOMS & BATHROOM
- FIRST FLOOR LOFT ROOMS WITH FULL STAIRCASE ACCESS
- FABULOUS REAR GARDEN, PLOT APPROX 0.233 OF AN ACRE

GENERAL INFORMATION

THE PROPERTY

Sitting attractively on the desirable Chestnut Avenue in Mickleover, this superbly presented four-bedroom detached bungalow is a true gem in a sought-after residential area. The property boasts a spacious layout, perfect for single-storey living, and is complemented by a stunning rear garden.

As you approach the home, you are greeted by an attractive in-and-out driveway, providing ample parking for multiple vehicles and leading to a generous double garage.

Upon entering, you will find a welcoming dining hall featuring a striking glass mirror wall and contemporary stairs with elegant glass and oak balustrades.

The heart of the home is a well-appointed dining kitchen, ideal for family meals and entertaining. The lovely lounge, with its bi-fold doors, seamlessly connects to a bright conservatory, offering delightful views of the beautifully landscaped rear garden. The ground floor accommodates four bedrooms, one of which is currently used as a hobbies room and includes a convenient en-suite cloakroom. The modern family bathroom caters to the household's needs. At the same time, the principal bedroom features an en-suite shower room and offers direct access to the decked terrace, enhancing the indoor-outdoor living experience.

On the first floor are two loft rooms with Velux windows, heating, and lighting.





The rear garden is undoubtedly a highlight of this property, showcasing shaped lawns, vibrant flower and shrub beds, raised vegetable beds, and multiple patios, including a decked terrace perfect for enjoying sunny days.

This exceptional bungalow offers a harmonious blend of comfort, style, and outdoor beauty, making it an ideal choice for those seeking a single storey home in a prime location.

LOCATION

Chestnut Avenue is a quite mature and highly regarded residential road. It has local convenience shops close by, a church and is close to public bus services. Mickleover itself offers a large supermarket, petrol station with a little M & S, bakery, building society and a range of bars and eateries. There is excellent access to Derby Royal hospital and the A38 and A50 for further on-wards travel.

ACCOMMODATION

Entrance door with glazed side panels open up into a dining hallway.

DINING HALLWAY

4.76m min 6.13m max x 3.43m x 4.14m max
(15'7" min 20'1" max x 11'3" x 13'6" max)

Has attractive wood effect flooring, large window to the front aspect, stairs off to first floor with glass balustrade, door off to bedroom wing, door to kitchen, door to guest bedroom and further double doors that open up into the sitting room.

SITTING ROOM

4.81m x 5.10m (15'9" x 16'8")

This lovely light attractive room has a radiator, ceiling light points, wall light points and an attractive brick fire place with slate hearth with an oak mantle over, large bi fold doors that open through to the conservatory.

CONSERVATORY

3.9m x 4.41m (12'9" x 14'5")

Has ceiling light point, radiator, French doors opening through to the paved patio.

KITCHEN

4.67m x 5.98m (15'3" x 19'7")

This lovely dining kitchen is fitted with a good range of base cupboards, drawers, wall

mounted cabinets and glass display units, worktops incorporate a one and a quarter sink with extendable hose mixer tap and a four ring electric hob with extractor fan over, integrated appliances include a dishwasher and double oven, there is space for a fridge freezer, there are windows to the side aspect, further window looking over the garden and French doors leading out onto the rear terrace, the domestic hot water and central heating boiler is housed here and a further door opens into a useful storage cupboard, there are recessed ceiling down lights, ample space for dining room table and chairs.

GUEST BEDROOM/STUDY/HOBBIES ROOM

2.95m x 3.46m (9'8" x 11'4")

Has a window to the side aspect, a further window to the front aspect, coving to ceiling, wood effect flooring and ceiling light point. A door leads through to the en suite cloakroom.

CLOAKROOM

1.68m x 0.85m (5'6" x 2'9")

Has tiled flooring, fully tiled walls, vanity unit with hand wash basin over, W.C., heated chrome towel rail and a ceiling light point.



BEDROOM LOBBY

0.98m x 3.58m x 0.99m x 3.91m (3'2" x 11'8" x 3'2" x 12'9")

Has a continuation of the wood effect flooring and all bedrooms leading off:

PRINCIPAL BEDROOM

3.88m x 5.41m (12'8" x 17'8")

Has a full glazed door with obscure glass out onto the decked patio, double doors leading through to the conservatory, window to the side aspect, coving to ceiling, radiator and a door leading to the en suite shower room.

ENSUITE SHOWER ROOM

2.25m into shower x 1.31m (7'4" into shower x 4'3")

Has a W.C., pedestal hand wash basin and large walk in shower with dual heads, there is an obscure window to the side aspect, fully tiled walls, co ordinating floor tiles, chrome heated towel rail and ceiling light point.

BEDROOM TWO

4m x 2.86m (13'1" x 9'4")

Has two windows to the side aspect, ceiling light points and radiator.

BEDROOM THREE

3.15m x 2.73m (10'4" x 8'11")

Has a window to the front aspect, radiator, ceiling light point and coving to ceiling.

BATHROOM

2.04m x 3.13m to window (6'8" x 10'3" to window)

Has a P shaped shower bath with mixer taps and separate dual head shower attachment over, fitted W.C. and hand wash basin set within a vanity unit, of which there is a range of cupboards providing shelving and drawer space, there are tiled surrounds, obscure window to the front aspect, ceiling light point and heated chrome towel rail.

FIRST FLOOR

Stairs Rise

1ST FLOOR TV LOUNGE

3.03m x 11m (9'11" x 36'1")

Has two Velux windows to the rear aspect, an obscure glazed window to the side aspect, partial wood effect flooring, radiators and wall lights. Louvre style doors open up into what is used as a bedroom area.

ROOM TWO/OCCASIONAL BEDROOM

3.01m x 2.71m (9'10" x 8'10")

Has an obscure window to the side aspect, radiator, wall light point and eaves storage.

OUTSIDE

The property has an attractive in and out driveway with a composite drive with large herbaceous borders and leads to a detached double garage, there is a wide

opening through into the garden area, which is an absolute superb feature of the property and is very generous in size with a fabulous shaped lawn, herbaceous borders full of planting, ample space for greenhouses, raised vegetable beds, various paved patio areas and a large wood decked terrace.

GARAGE

7.50m length x 5.95m width (24'7" length x 19'6" width)

Has a roll up door, side personal access door and a further personal access door that leads out into the garden

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

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.

CONSTRUCTION

Standard Brick Construction



COUNCIL TAX BAND
Derby City - Band E

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS
BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A

NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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.staffordshire.gov.uk/Education/>

[Schoolsandcolleges/Find-a-school.aspx](https://www.staffordshire.gov.uk/Schoolsandcolleges/Find-a-school.aspx)

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

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

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) A



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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