



13 Nelson Close, Mickleover, Derby, DE3 9LX

£284,950



Situated in the heart of Mickleover, this is a substantial family home requiring a programme of modernisation and improvement benefitting from gas central heating, double glazing and delightful garden to the rear.



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DIRECTIONS

Enter Mickleover along Uttoxeter Road and turn right onto Western Road. Turn right onto Brisbane Road and left onto Nelson Close. The property is situated on the left, clearly identified by our 'For Sale' Board.

Internally the accommodation briefly comprises an entrance hall with ground floor cloakroom and access to a lounge, dining room and kitchen which has a door leading to the rear. To the first floor are three good sized bedrooms, bathroom with shower over the bath and separate WC.

Outside the property benefits from a delightful garden which has been the pride and joy of the owner for many years. There is a patio, lawn, greenhouse and well stocked borders along with pathways and outdoor shed. To the front elevation there is a driveway with car standing for two vehicles and access to a garage.

The house is within easy reach of the shopping facilities in Mickleover which offer a wide variety of bars, restaurants, supermarkets and medical facilities. The house offers massive potential for modernisation and improvement should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed door into:

ENTRANCE HALL

With double glazed window with decorative feature glass, further frosted high level window to the side elevation, two radiators and large storage cupboard.

CLOAKROOM

With low level WC, wash hand basin, frosted double glazed window, radiator and extractor fan.

LOUNGE

11'5" x 12'10" (3.48m x 3.91m)

With double glazed window overlooking the front elevation, feature fireplace with coal effect gas fire set within a feature surround and radiator. Glazed sliding doors to:

DINING ROOM

9'9" x 10'11" (2.97m x 3.33m)

With patio door to the rear elevation and radiator.

KITCHEN

10'11" x 8'1" (3.33m x 2.46m)

With a range of work surface/preparation areas, wall and base cupboards and a stainless steel sink unit and drainer beneath a double glazed window overlooking the rear elevation. The kitchen has appliance space, double radiator, glass display cabinets and large pantry cupboard with open shelving. Door to the rear elevation, extractor fan and wall mounted boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR

LANDING

Frosted window overlooking the side elevation and access to loft.

BEDROOM ONE

13'6" x 10'6" (4.11m x 3.20m)

With double glazed window to the front elevation and radiator.

BEDROOM TWO

11'2" x 10'7" (3.40m x 3.23m)

With double glazed window to the rear elevation, radiator and useful storage cupboard/wardrobe.

BEDROOM THREE

7'4" x 9'10" (2.24m x 3.00m)

With double glazed window to the front elevation, radiator and wardrobe.

BATHROOM

7'2" x 5'6" (2.18m x 1.68m)

With pedestal wash hand basin and bath with shower over the bath, complimentary tiling, frosted double glazed window and radiator.

SEPARATE WC

With frosted double glazed window.

OUTSIDE

Outside the property benefits from a delightful garden to the rear which is a particular feature of the property. The house has a large paved patio area which leads along to a lawn with pathways going to the bottom of the garden where there are further well stocked bordered, greenhouse and mature trees. The rear garden has the benefit of two wooden storage sheds, storage cupboard (original coal bunker) and personal door to the garage.

To the front elevation there is car standing for two vehicles, front garden and access to a:

SINGLE GARAGE

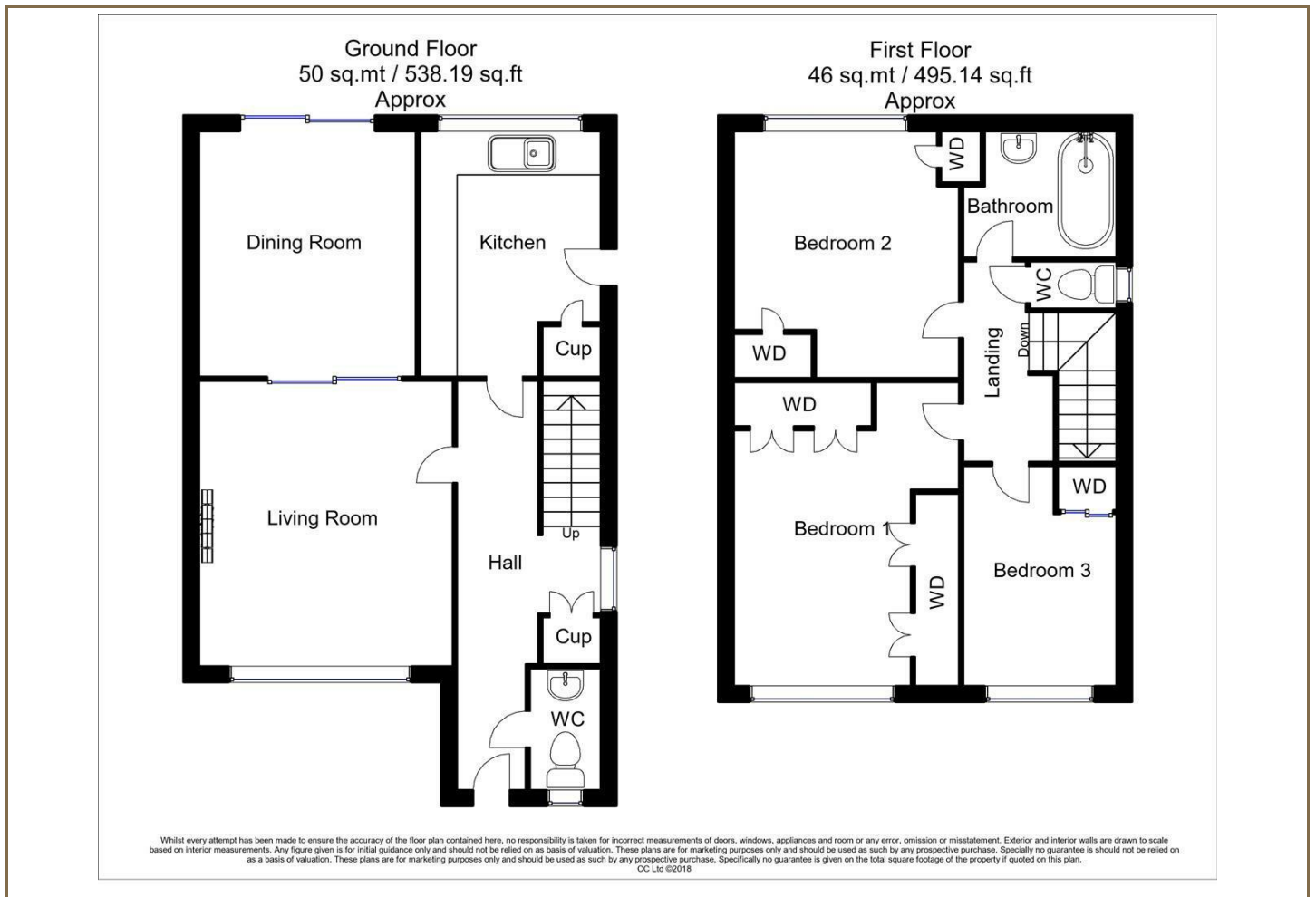
With power and light.



Road Map



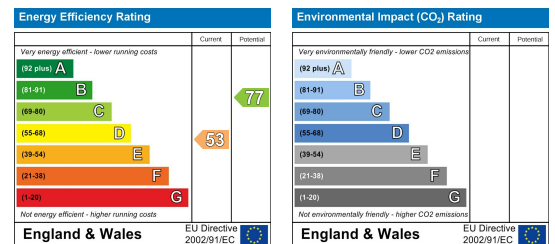
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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