



## 5 Isla Close, Mickleover, Derby, DE3 0AT

**£269,950**



Situated within the heart of a new residential development, this is a beautifully appointed three bedroom semi detached property which was constructed approximately six years ago with the benefit of the remaining NHBC buildmark warranty.





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## DIRECTIONS

Leave Derby city centre along the A38 and take the left turning onto the A516 in the direction of Stoke. At the first roundabout turn right onto Kensey Road and continue over the second roundabout before turning right onto Trent Way. Follow this road around and turn right again onto Isla Close where the property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendor has spent particular time and effort in the presentation of this delightful, spacious family home which in brief comprises an entrance hall with staircase leading to the first floor and cloakroom. The ground floor is complemented by a large lounge which has access to a dining kitchen with integrated appliances, access to the rear and understairs storage cupboard. To the first floor are three good sized bedrooms, the master bedroom with en-suite shower room and there is a family bathroom with shower over the bath.

Outside the property has an enclosed garden to the rear which has been laid for ease of maintenance with artificial lawn, patio and raised borders. To the front elevation there is a tarmac driveway with car standing for two vehicles and access to the side of the house.

The development is brilliantly located for ease of access to the village of Mickleover which

boasts a whole host of facilities including supermarket, medical facilities and local schools. The vibrant city centre of Derby is a short distance away benefitting from bars, restaurants and the Derbion shopping centre.

The property is perfectly positioned for ease of access to the A50, A38 and M1 corridor making the location perfect for commuters.

This well presented home should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

With staircase leading to the first floor, radiator and fuse box.

Purchasers should note that the quality laminate floor runs throughout the ground floor of the property.

### CLOAKROOM

With low level WC, corner wash hand basin, radiator and extractor fan.

### LOUNGE

16'2" x 11'9" (4.93m x 3.58m)

A beautifully presented room with double glazed window to the front elevation, double glazed window to the side elevation and double radiator.

## DINING KITCHEN

15' x 10'4" (4.57m x 3.15m)

With a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven hob and extractor over. The kitchen has a sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is an integrated dishwasher, useful kitchen drawers, integrated fridge and integrated freezer. The room has double glazed, double doors leading to the rear elevation, ample space for a dining table, radiator and access to a useful understairs storage cupboard.

## TO THE FIRST FLOOR

### LANDING

With access to loft, radiator and useful storage cupboard.

### BEDROOM ONE

11'8" x 8'5" (3.56m x 2.57m)

With double glazed window to the front elevation, fitted wardrobes with mirrored front and radiator.

## EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle with glazed screen, frosted double glazed window and radiator.

### BEDROOM TWO

10'2" x 8'5" (3.10m x 2.57m)

With double glazed window to the rear elevation and radiator.

### BEDROOM THREE

8'9" x 6'2" (2.67m x 1.88m)

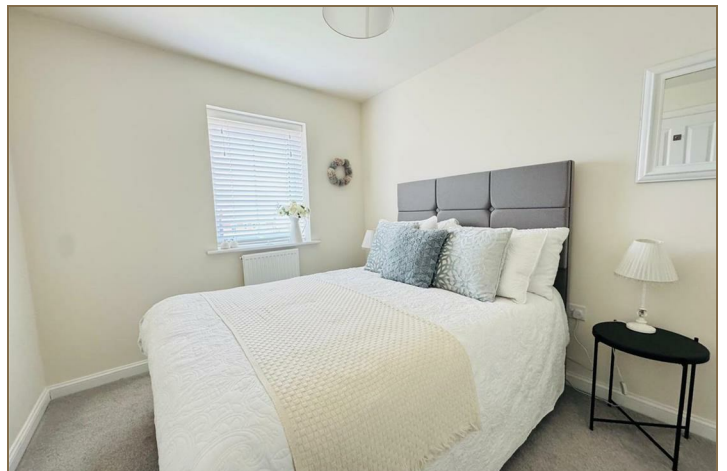
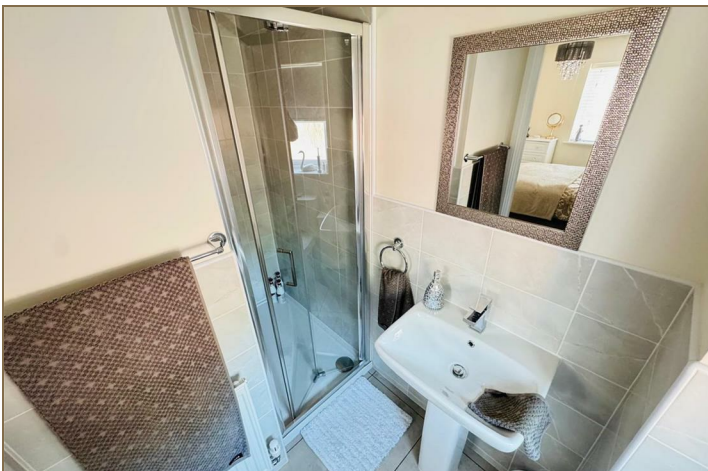
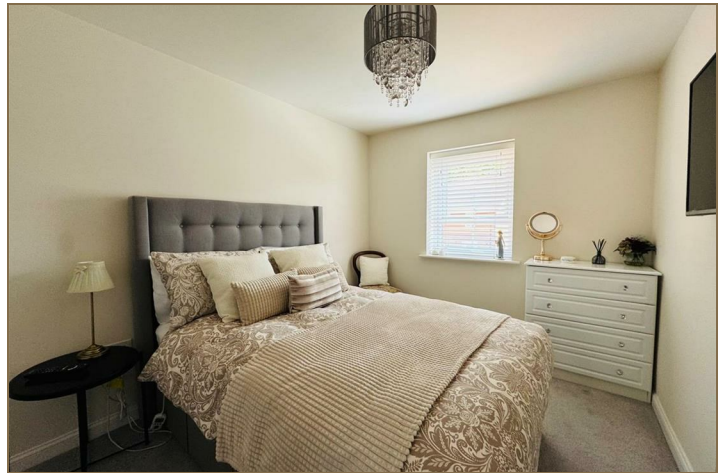
(Measurement taken to the rear of the fitted wardrobes)

This room is used by the current vendor as a dressing room and has a double glazed window, fitted wardrobes with mirrored front and radiator.

### BATHROOM

6'3" x 5'5" (1.91m x 1.65m)

With low level WC, pedestal wash hand basin and bath, shower over the bath, complementary tiling, frosted double glazed window and radiator.

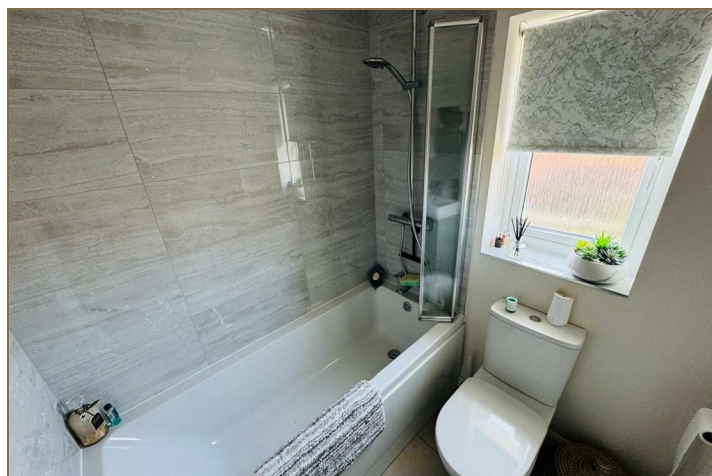




## OUTSIDE

Outside the property benefits from an enclosed garden to the rear which is overlooked by a patio area. There is an artificial lawn to aid the ease of maintenance, shed and a range of borders.

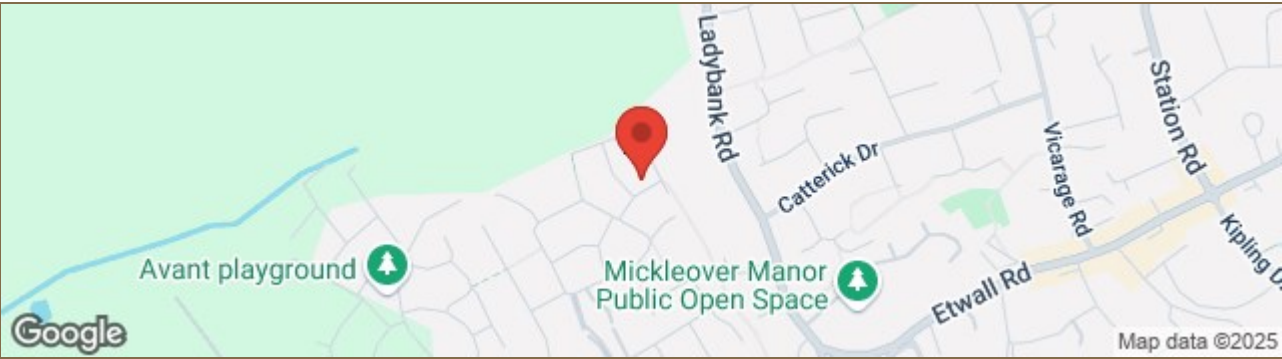
To the front there is a tarmacadam driveway for two vehicles and gated access to the side of the house.



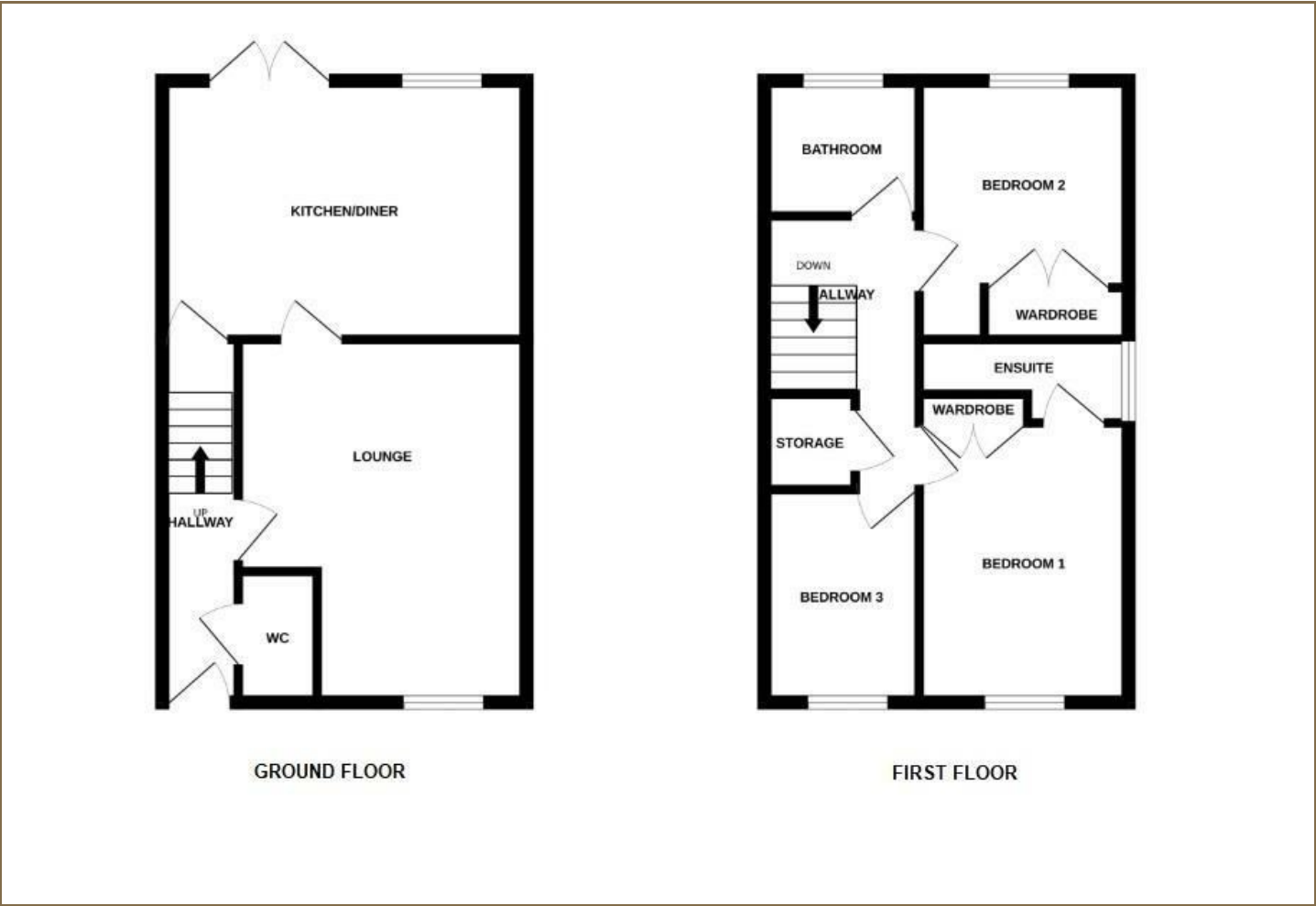




## Road Map



## Floor Plan

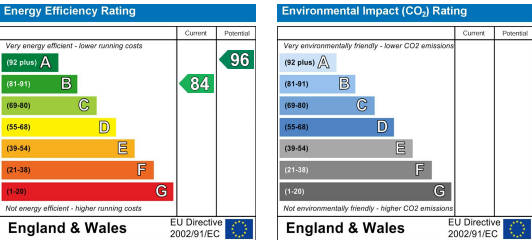


## Viewing

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

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## Energy Efficiency Graph



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