



2 Welland Close, Mickleover, Derby, DE3 0RZ

**£1,950 Per Calendar
Month**



Situated in the heart of Mickleover, a short distance from shopping facilities, this is a beautifully appointed detached house which benefits from gas central heating, double glazing and gardens to the rear. *Independent living accommodation and additional studio included*



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The versatile accommodation provides an entrance hall with ground floor cloakroom, lounge with feature fireplace and dining room. The ground floor is further complemented by a kitchen which has integrated appliances and there is a large dining/living space with breakfast bar. To the first floor the property benefits from four bedrooms and there is a family bathroom. One of the bedrooms is part of a upper floor conversion which has a kitchen area with integrated appliances, inner lobby and access to the bedroom/living space with adjoining en-suite shower room. This space offers independent living for a dependent relative or teenager and is a particular feature of the property.

Outside the property benefits from a generous garden to the rear which is laid to lawn with a patio area. The double garage has been converted to create a studio which has been recently converted and boasts a bedroom/living area, kitchenette with integrated appliances and en-suite shower room.

Welland Close is a highly sought after residential location in the heart of Mickleover within easy reach of all the facilities that the vibrant village provides including shops, supermarket, bars, pubs and restaurants. The house is within easy reach of the vibrant city centre of Derby and close to the A38 giving onward travel to the A50, A52 and M1 corridor.

Not only does this property offer spacious living accommodation but it has the advantage of two spaces that offer independent living and so this property must be seen to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor and understairs storage.

CLOAKROOM

With low level WC, wash hand basin and heated towel rail.

LOUNGE

16'2" x 11'7" (4.93m x 3.53m)

With a double glazed bay window overlooking the front elevation, double radiator and feature fireplace with inset fire. Open plan access to the:

DINING ROOM

11'5" x 8'2" (3.48m x 2.49m)

With a double glazed patio doors leading to the rear garden and double radiator.

KITCHEN

8'2" x 12'8" (2.49m x 3.86m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, integrated hob, integrated microwave and extractor over. There is a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation as well as a wooden wine rack, washing machine, integrated fridge, integrated freezer, complementary tiling and open plan access to:

LIVING/DINING AREA

12'4" x 20'7" (3.76m x 6.27m)

This large space is a brilliant addition to the property making it an ideal area for families to dine and socialise. The room has a double glazed window to the front elevation, frosted double glazed window to the side elevation, radiator, breakfast bar with stools beneath, glass display cabinets, inset ceiling spotlight and double glazed door leading to the rear elevation.

TO THE FIRST FLOOR

LANDING

With access to the loft.

BEDROOM TWO

8'6" x 14'6" (2.59m x 4.42m)

With a double glazed window to the front elevation, radiator and useful storage cupboard with clothes hanging space.

BEDROOM THREE

11'8" x 9'7" (3.56m x 2.92m)

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

BEDROOM FOUR

8'6" x 7'7" (2.59m x 2.31m)

With radiator and double glazed window to the rear.

FAMILY BATHROOM

5'5" x 9'1" (1.65m x 2.77m)

With low level WC, pedestal wash hand basin, bath with central mixer tap and shower attachment, shower cubicle with glazed screen, complementary tiling, inset ceiling spotlights and heated towel rail.

INDEPENDANT LIVING ACCOMMODATION

The landing provides access to the space which includes;



KITCHEN AREA

8'8" x 6'11" (2.64m x 2.11m)

With work surface/preparation areas, wall and base cupboards and an integrated oven, hob and extractor. There is a stainless steel sink unit beneath a double glazed window overlooking the rear elevation and there is a fridge, useful kitchen drawers and storage cupboard. Open plan access to:

LOBBY AREA

With radiator and frosted double glazed window. Door to:

BEDROOM ONE

12'5" x 10'9" (3.78m x 3.28m)

With double glazed window to the front elevation and radiator. Access to:

EN-SUITE

With low level WC, wash hand basin with cupboards beneath, shower cubicle with glazed screen and extractor fan.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which is laid to lawn with a

range of well stocked borders and raised patio area. A personal double glazed door leads to the former garage which has been converted into a studio.

STUDIO

12' x 15'2" (3.66m x 4.62m)

Accessed externally with a rear door, the main studio area has two double glazed windows to the front elevation and ample space for bedroom/living room furniture. The room has a kitchenette area where there is a work surface/preparation area, wall and base cupboards and an integrated oven hob and extractor. This area has a sink with drainer and there is appliance space and panel radiator. Large storage cupboard providing domestic hot water and central heating.

EN-SUITE

With low level WC, wash hand basin with cupboard beneath, shower cubicle, complementary tiling and heated towel rail.

To the front of the property there is car standing for several vehicles.

PLEASE NOTE



Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or

all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

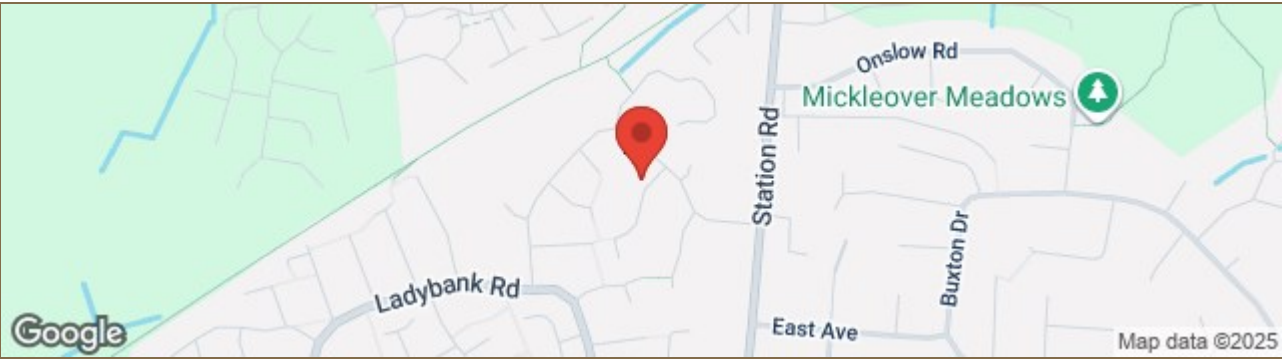
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

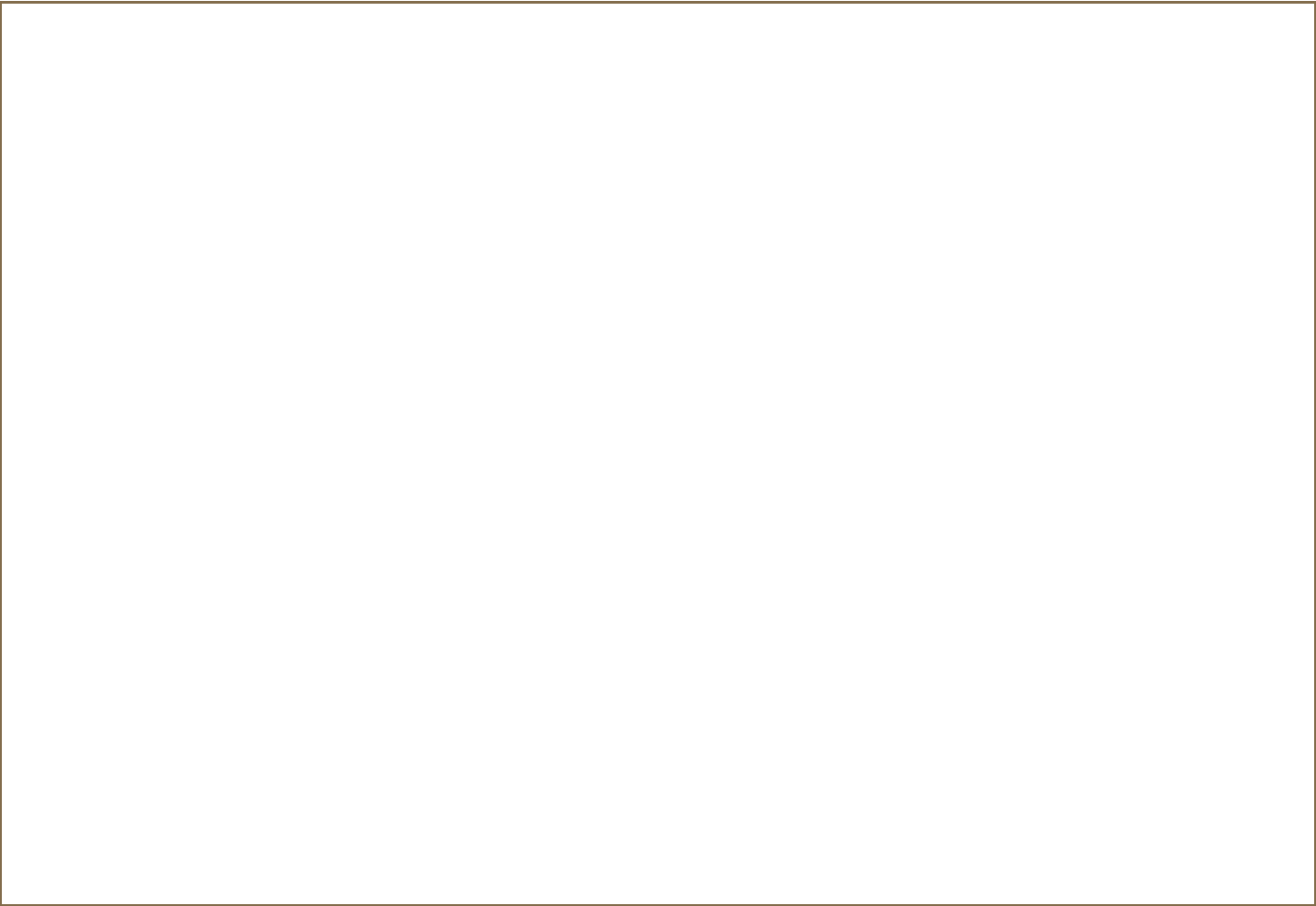
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



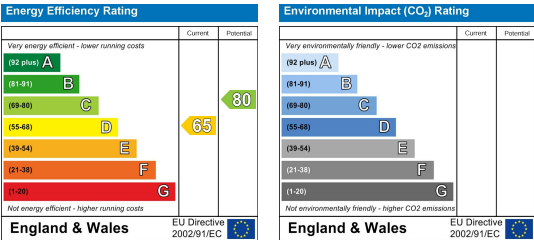
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk