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East Avenue, Mickleover, Derby

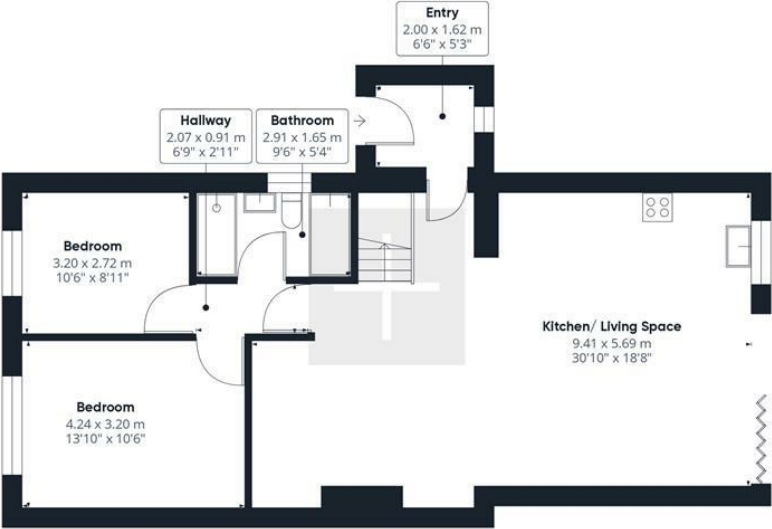
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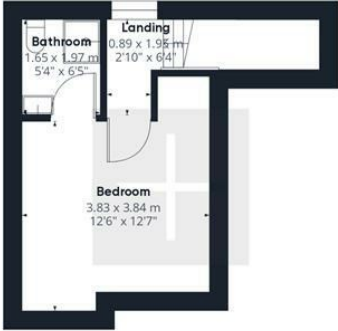
East Avenue, Derby, DE3 9HN
Offers in excess of £310,000



Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
103.38 m²
1112.74 ft²

Reduced headroom
0.04 m²
0.4 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





CONTEMPORARY HOME WITH STUNNING EXTENDED OPEN PLAN LIVING KITCHEN - An extended and much improved, contemporary styled three bedroom semi-detached bungalow, occupying this most convenient location close to excellent local shops and amenities. The property offers over 1100 square feet of living accommodation and has been significantly extended to the ground floor with a stunning 30ft x 18ft open plan living dining kitchen with bi-folding doors giving access to the rear garden. There are three well proportioned bedrooms, beautiful contemporary four piece bathroom suite and a contemporary en-suite shower room.

This property offers spacious and versatile accommodation over two floors and the accommodation has been presented to a tasteful neutral theme throughout with stylish fittings and a beautiful Victoria Robert designed kitchen with quartz effect marble worksurfaces and dining island.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, open plan living dining kitchen, inner hallway, two bedrooms and a contemporary four piece bathroom suite. The first floor landing gives access to the spacious primary bedroom and contemporary en-suite shower room.

Outside, the property is set back from the road a generous tarmac driveway with space for around six cars and a front garden. The driveway leads to a single detached garage with landscaped rear garden with porcelain paved patio, generous lawn and raised level planting beds.

- Stunning Extended Contemporary Semi-Detached Bungalow
- Comprehensively Upgraded - Stylish Contemporary Fittings
- Entrance Hallway, Inner Hallway, Contemporary Four Piece Bathroom
- Generous Driveway, Detached Garage & South Facing Landscaped Rear Garden
- Easy Access to Royal Derby Hospital
- Spacious & Versatile Layout - Over 1100 Square Feet of Accommodation
- Most Spacious 30ft x 18ft Open Plan Living Dining Kitchen
- Three Well Proportioned Bedroom, Primary Bedroom with En-Suite
- Close to Excellent Shops, Amenities & Schooling
- No Chain Involved







LOCALITY & AMENITIES

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

6'6 x 5'3 (1.98m x 1.60m)

Entrance through composite double glazed entrance door into the hallway. Fitted with light oak effect laminate flooring, central heating radiator and uPVC double glazed window to the rear elevation.

Engineered oak glazed door giving access through to the:

Stunning Open Plan Living Kitchen

30'10 x 18'8 (9.40m x 5.69m)

Living Area

Fitted with light oak effect laminate flooring, central heating radiator, TV point and tall contemporary wall mounted radiator. Staircase leading through to the first floor landing with built-in pine staircase with inset glass and stainless steel fittings. Double glazed Skylight glass roof and contemporary engineered oak door giving access to the inner hallway.

Kitchen Area

Fitted with a beautiful Victoria Robert designed contemporary kitchen fitted with limestone effect textured units of handleless design with square edged laminated marble effect work surface with matching splashback, composite one and a half bowl sink drainer unit with swan neck style mixer tap with extendable hose. Integrated CDA electric oven and Induction four ring hob with black glazed splashback and extractor unit over. Tall built-in storage cupboards, one housing the wall mounted Ariston combination boiler and integrated CDA dishwasher. There is a beautiful dining island again with the textured limestone effect units with handleless design with square edged laminated marble effect work surface over with matching splashback. Double stainless steel integrated wine cooler, recessed LED downlighters in ceiling and uPVC double glazed window to the rear elevation.

Dining Area

Fitted with TV point, central heating radiator, recessed LED downlighters and smoke alarm. There are anthracite grey aluminium double glazing bi-folding doors giving access through to the rear garden.

Inner Hallway

6'9 x 2'11 (2.06m x 0.89m)

Light oak effect laminate floor and doors giving access through to bedroom two, bedroom three and contemporary bathroom.

Bedroom Two

13'10 x 10'6 (4.22m x 3.20m)

Fitted with TV point, central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Three

10'6 x 8'11 (3.20m x 2.72m)

Fitted with central heating radiator, TV point, loft access and uPVC double glazed window to the front elevation.

Contemporary Four Piece Bathroom Suite

9'6 x 5'4 (2.90m x 1.63m)

Fitted with a four-piece bathroom suite comprising pedestal wash hand basin with black matt finish Monoblock mixer tap, low level WC with push button flush, a contemporary free standing bath being two toned black with white inset, chrome fittings, black matt finish tall floor standing waterfall style Monobloc mixer tap and shower attachment. Double width shower with chrome recess shower controls, chrome shower attachment and chrome rain shower head above. Black matt finish ladder style heated towel rail, light oak effect laminate flooring, extractor fan, recessed LED downlighters and uPVC obscure glazed window to the side elevation.

FIRST FLOOR

Staircase leading through to the first floor landing from the living area.

Landing

Fitted with uPVC double glazed window to the side elevation, loft access, recessed LED downlighters, smoke alarm, access through to a useful loft space and access through to the primary bedroom.

Primary Bedroom

12'6 x 12'7 (3.81m x 3.84m)

Fitted with TV point, central heating radiator and Velux double glazed window to the rear elevation.

Contemporary En-Suite Shower Room

6'5 x 5'4 (1.96m x 1.63m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, ceramic wash hand basin standing on a grey wood grain effect vanity unit with double opening cupboard doors, chrome Monobloc mixer tap and circular Roca basin. There is a corner shower with double opening glazed doors, wall mounted chrome mains fed shower unit and porcelain tiled splashbacks. Grey wood grain effect laminate flooring, white ladder style heated towel rail and recessed LED downlighters with built-in extractor fan.

Measured by Giraffe 360

The room measurements, floor areas and floor plans have been created using Giraffe 360. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

The property stands on this generous plot, has an extensive tarmacadamed driveway with block paved edging, low maintenance foregarden with bark chipped planting bed with mature tree. There is a decorative wall to the front of the property with white rendered finish and fence panelled boundary to either side. The extensive driveway leads through to a the single garage.

Detached Single Garage

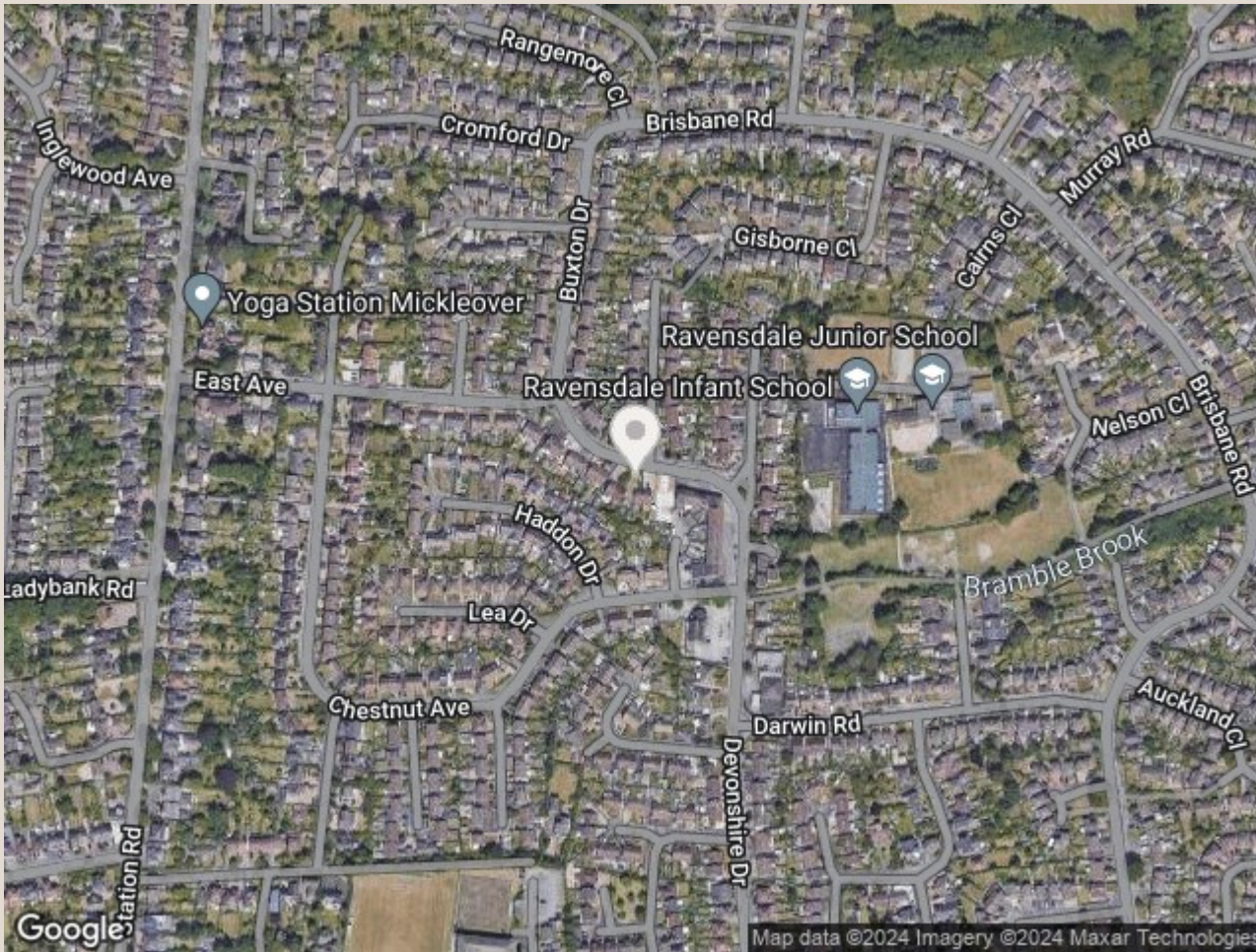
Built of concrete sectional construction with up and over door, power and light.

Landscaped Rear Garden


The driveway continues into the rear garden and there is a raised level porcelain paved patio seating area with steps leading down onto a lower level lawn. There are planting beds with bark chip borders with mature trees and there is a fence panelled boundary. There are outside power sockets and outside cold water tap, inset LED lighting above the bi-folding doors and wall mounted LED lighting to the side.

Council Tax Band - B

Derby City Council



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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