



## 36 Hobart Close, Mickleover

Derby

Offers in Region of £299,995





## 36 Hobart Close

Mickleover, Derby

Detached family property with conservatory, three bedrooms and garage, located at the end of a cul-de-sac on a generous corner plot.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Detached family home
- Three bedrooms
- Large corner plot
- End of cul-de-sac
- South facing rear garden
- Fantastic location
- Driveway and garage
- Potential to extend (subject to planning)
- No onward chain





### Lounge

15' 5" x 10' 6" (4.70m x 3.20m)

Spacious and cosy room to the front elevation of the house. Enter off the hallway. There is a bay window to front elevation with UPVC windows to three sides.

Electric storage heater and wall mounted gas fire, there are 2 ceiling roses with lights. Opaque glazed internal window to the dining room.

### Dining Room

9' 6" x 10' 10" (2.90m x 3.30m)

Accessed off the kitchen and located to the rear of the house there is a wall mounted gas fire, UPVC window and fully glazed UPVC door providing access to the conservatory, there is a fitted ceiling light.

### Conservatory

7' 7" x 10' 10" (2.30m x 3.30m)

UPVC conservatory with brick built dwarf walls. Laminate flooring, wall mounted electric heater and UPVC French doors providing access to the south facing garden.

### Kitchen

12' 2" x 6' 3" (3.70m x 1.90m)

Fitted with a range of wall and base units including drawers. Built in stainless steel double oven, marble effect work surface, inset stainless steel sink with drainer having hot and cold taps. UPVC window to the rear elevation, vinyl tiled floor and under-stairs cupboard/pantry. UPVC opaque glazed door to the utility area.

### Utility area

9' 6" x 7' 3" (2.90m x 2.20m)

To the side of the property and the rear of the garage, this is a useful space providing space for washing machine and fridge freezer. There is an additional store and separate WC. Vinyl tiled floor, UPVC opaque window to the side elevation, fully glazed UPVC door and window to the garden, polycarbonate roof, power and light.





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### **Conservatory**

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UPVC conservatory with brick built dwarf walls. Laminate flooring, wall mounted electric heater and UPVC French doors providing access to the south facing garden.

### **Kitchen**

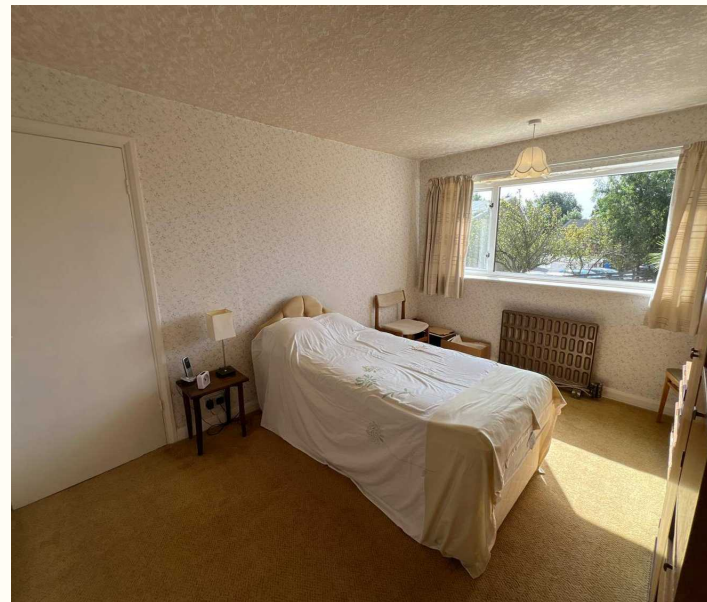
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## GARDEN

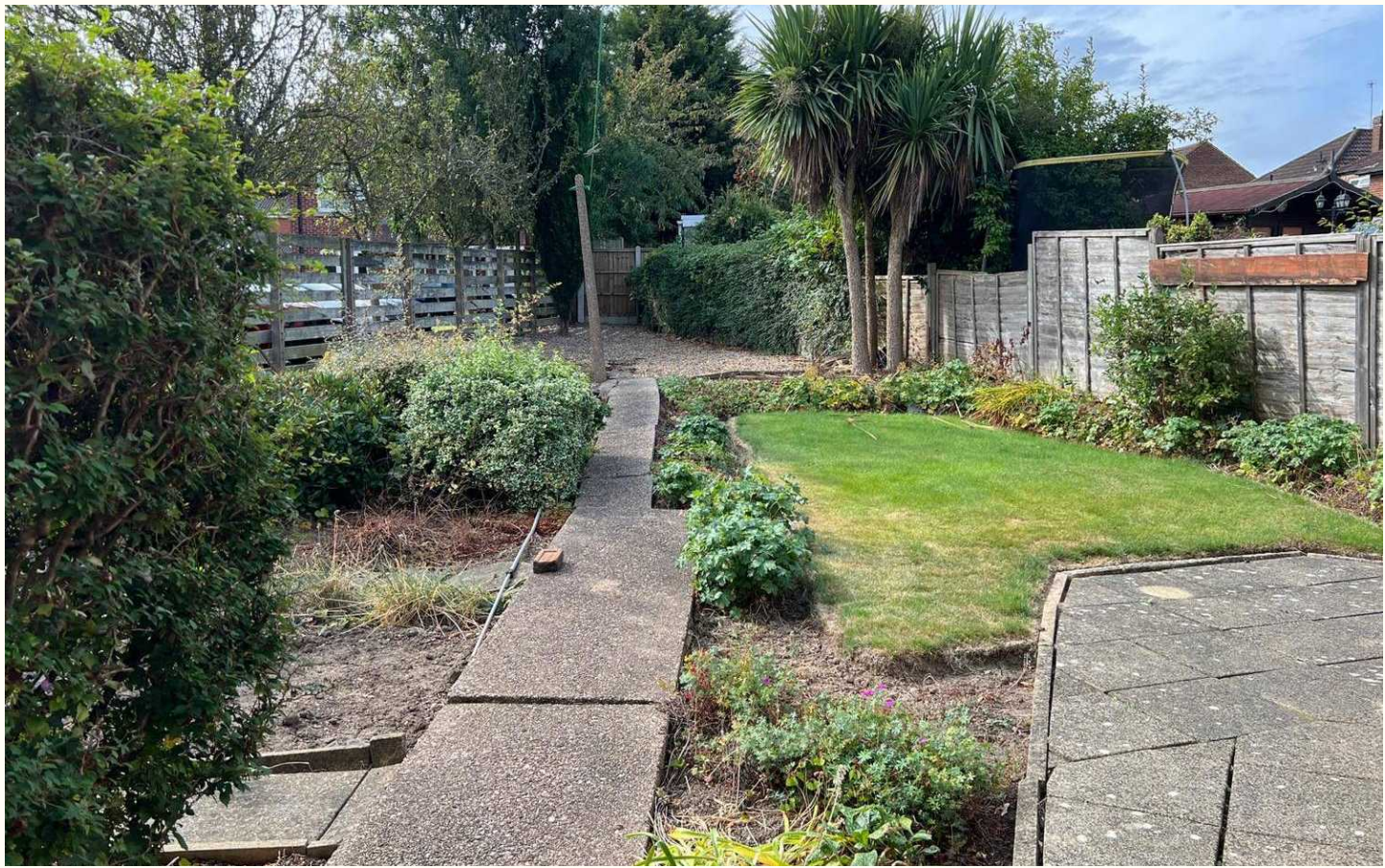
82' 0" x 42' 8" (25m x 13m)

Triangular shaped south facing rear garden with base for a garden shed, pathway leading to a gravelled area. There are established plants and shrubs and a lawn area.

## DRIVEWAY

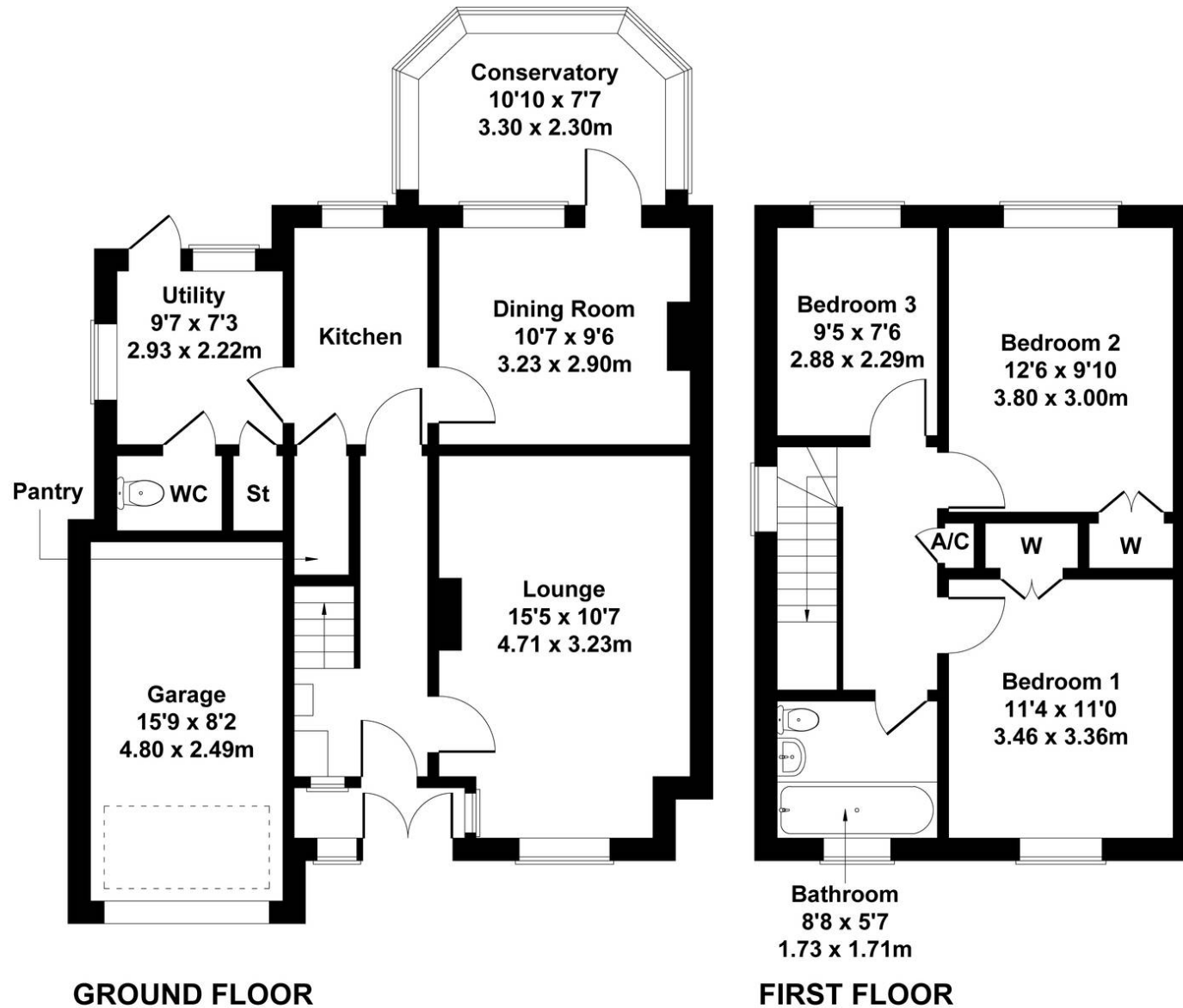
2 Parking Spaces

Driveway providing parking for several cars



# Hobart Close

Approximate Gross Internal Area  
1249 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2024  
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