

8 Isla Close, Mickleover, Derby, DE3 0AT

£245,000

CHAIN FREE

Welcome to this charming semi-detached property in a quiet cul-de-sac location. This home is ideal for families and couples looking for their perfect space. With three bedrooms, including a master bedroom with en-suite and built-in wardrobes, bedroom two with built-in wardrobes, and a single bedroom, there is plenty of room for everyone. Don't miss out on the chance to view this nearly new and well-presented property. Contact us today to arrange a viewing and seize the opportunity to make this beautiful house your own.



Mickleover: 01332 511000

Hilton: 01283 777100

www.scofieldstone.co.uk

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Summary Description

Welcome to this charming semi-detached property in a quiet cul-de-sac location. This home is ideal for families and couples looking for their perfect space. With three bedrooms, including a master bedroom with en-suite and built-in wardrobes, bedroom two with built-in wardrobes, and a single bedroom, there is plenty of room for everyone.

The property is in good condition and features a stylish bathroom, a kitchen with dining space and access to the garden, and a separate lounge which is double aspect. The lounge provides a cozy space for relaxation and entertainment. Additionally, the kitchen offers convenience with under stairs storage.

Outside, you will find some unique features such as parking for your vehicles and a delightful garden where you can enjoy the outdoors. There is also a guest cloakroom for added convenience.

Located in an area with excellent public transport links, you'll have easy access to explore nearby amenities and green spaces. This property is perfect for those who enjoy walking routes and appreciate a peaceful environment.

Boasting a desirable EPC rating of B, this home offers energy efficiency and cost savings. This property offers a fantastic opportunity for you to create your dream home.

Mickleover is a charming suburb located in Derbyshire, England. It offers a pleasant blend of residential tranquillity and convenient amenities. The area boasts a range of local amenities that cater to the needs of its residents. Mickleover provides excellent shopping opportunities with a variety of shops, including grocery stores, boutiques, and specialty shops, ensuring easy access to everyday necessities. There are also several dining options, ranging from cosy cafes to restaurants offering diverse cuisines. For recreational activities, Mickleover offers ample green spaces and parks where residents can enjoy leisurely walks, picnics, or outdoor sports. The local community centre hosts various events and activities throughout the year, fostering a sense of community spirit. The suburb is well-served by public transportation, with regular bus services connecting it to Derby city centre and surrounding areas. This makes commuting convenient for residents who work or study elsewhere. Mickleover benefits from having excellent healthcare facilities, including medical clinics and a local hospital, ensuring residents have access to quality healthcare services within close proximity. Overall, Mickleover provides a comfortable and well-rounded living environment, offering a range of amenities, recreational spaces, convenient transportation links, and essential services for its residents to enjoy.

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Entrance Hall

Having wood effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door.

Guest Cloakroom

Having wood effect cushion flooring and neutral decor, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

Lounge

16'3" x 11'9" (4.96 x 3.6)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, radiator, tv point.

Kitchen/Diner

10'5" x 15'1" (3.2 x 4.6)



Having wood effect cushion flooring and neutral decor with rear aspect upvc double glazed window and French doors to garden, a range of fitted wall and floor units to gloss cream with wood effect roll edge worktop, under counter space and plumbing for appliances, integrated electric oven with gas hob over and extractor hood, inset stainless steel sink with drainer and, radiator, under stairs storage with telephone point, wall mounted gas boiler.

Stairs/Landing

Carpeted and neutrally decorated, wooden spindle staircase, radiator, over stairs storage. Access to the attic which is mostly boarded, providing superb extra storage.



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Bedroom One

13'9" x 8'5" (4.2 x 2.59)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, fitted wardrobe.

En Suite Shower Room

Having wood effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, single shower enclosure with electric shower, tiled splashbacks, radiator.

Bedroom Two

10'2" x 8'5" (3.11 x 2.59)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

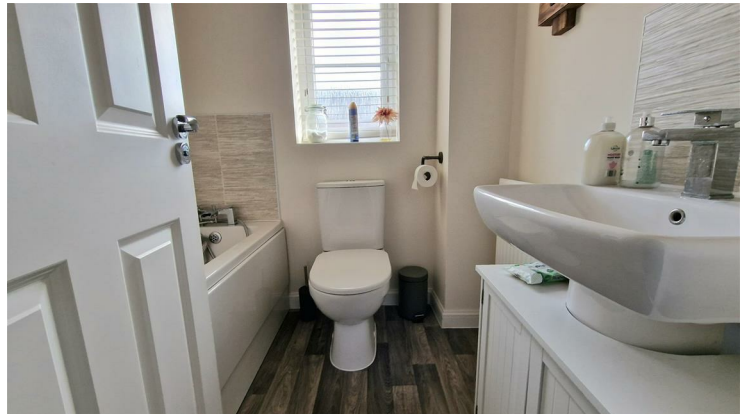
Bedroom Three

8'9" x 6'3" (2.68 x 1.92)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom



Having wood effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, bathtub having chrome mixer tap with shower attachment, low flush wc, pedestal wash hand basin with chrome monobloc tap, tiled splashbacks, radiator.

OUTSIDE

Frontage and Driveway

To the front a short path leads to the front door, with hedgerow. To the side you will find a Tarmacadam driveway with adequate space for at least two vehicles parked in tandem.

Rear Garden



Accessed via a gate from the driveway, you will find an enclosed garden which has been attractively landscaped to provide a mixture of stone paved patios, lawn and decorative border.

Material Information

Council Tax Band: C

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org>

Buying to Let?

Guide achievable rent price: £1300pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

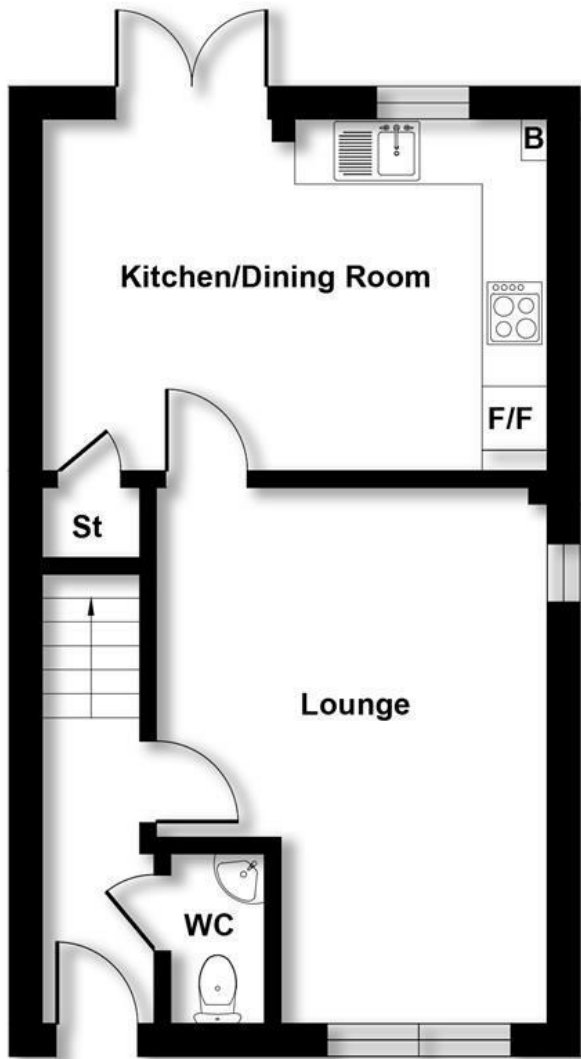
What 3 Words Location

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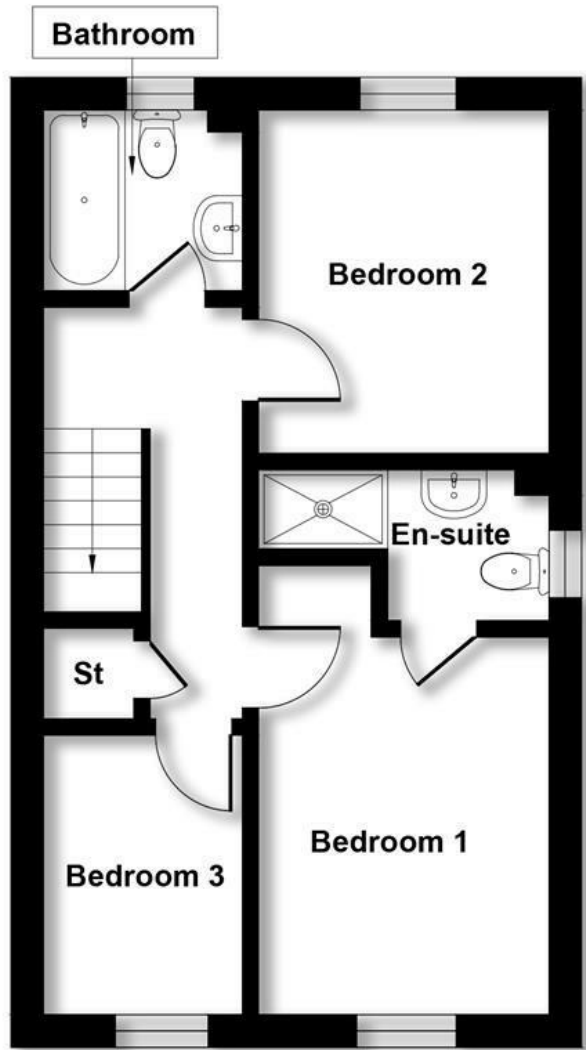
Disclaimer 03/2021

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

8 Isla Close

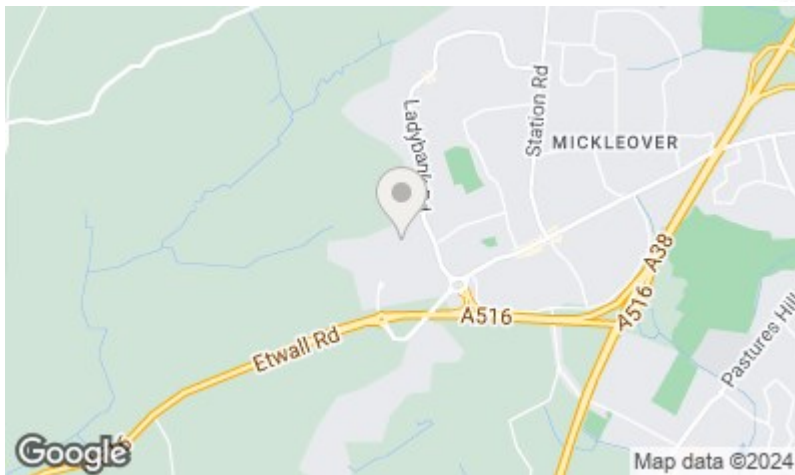


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 97 |
| (81-91) | B | 85 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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