



**7 Queensland Close, Mickleover, Derby, DE3 9JP**

**£470,000**

This immaculate bungalow, situated in a peaceful cul-de-sac and featuring a stunning kitchen, spacious reception room with fireplace, and three double bedrooms with built-in wardrobes, offers the perfect combination of modern living and tranquility.

Don't miss the opportunity to own this stunning bungalow, with its array of features and convenient location, it's sure to impress. Contact us today to arrange a viewing.



Sales: 01283 777100  
Lettings: 01332 511000

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## 7 Queensland Close, Micklover, Derby, DE3 9JP

### Summary Description

Introducing this immaculate bungalow, located in a peaceful cul-de-sac, this property is perfect for families and couples alike.

As you enter this stunning home, you are greeted by a spacious lounge, boasting a beautiful fireplace and offering tranquil views of the garden. The lounge provides a warm and inviting ambiance for relaxation and entertaining guests.

The well-appointed kitchen is a chef's dream, featuring a kitchen island, granite countertops, and a range oven. Recently refurbished, the kitchen also offers a dining space and direct access to the garden, allowing for seamless indoor-outdoor living.

This charming bungalow comprises three double bedrooms, each with built-in wardrobes providing ample storage space. The master bedroom, complete with an en-suite four piece bathroom, ensures a private sanctuary for relaxation. Bedroom two and three also offer the convenience of built-in wardrobes.

With a contemporary bathroom, this property meets all your needs. The bathroom is designed to a high standard and has been tastefully decorated.

Externally, this bungalow boasts a host of unique features, including a garage for secure parking, additional parking spaces, and a peaceful garden, perfect for outdoor activities and entertaining.

Situated in an ideal location, this property offers excellent transport links, ensuring easy access to nearby amenities. Additionally, the surrounding area provides a serene setting with quiet surroundings, picturesque walking routes, and cycling routes, perfect for active individuals or those seeking a peaceful environment.

### Entrance Hall

Carpeted and neutrally decorated with front aspect part decorative obscure glazed main entrance door, wall lights, two radiators, access to roof space via a fitted loft ladder.

The loft space is boarded and provides superb extra storage, potential for development (subject to approval). There is a rear aspect upvc double glazed dormer window. A Worcester gas combination boiler is located within the loft space.

### Lounge

16'5" x 15'3" (5.02 x 4.66)



Carpeted and neutrally decorated with two side aspect upvc double glazed windows, stone effect Adam style fireplace with electric fire, wall lights, three TV points, under floor heating.

### Kitchen/Diner

15'3" x 14'4" (4.66 x 4.38)



Recently refurbished. Having wood effect 'Quickstep' rigid vinyl flooring and neutral decor with inset lights to ceiling, side aspect upvc double glazed window and French doors to garden. A range of fitted wall and floor units to shaker style with stone worktops and soft close doors and drawers, island unit, inset composite sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for dishwasher, Beko range oven with 5 burner gas hob and splashback with chimney style extractor hood over, integrated fridge freezer, under floor heating.

## 7 Queensland Close, Mickleover, Derby, DE3 9JP

### Bedroom One

11'3" x 17'5" (3.45 x 5.32)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, fitted wardrobes, chest of drawers and bedside cabinets, stone Adam style fireplace with living flame fire, two tv points, radiator.

### Bedroom Two

12'11" x 10'5" (3.95 x 3.19)



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

### Bedroom Three

13'3" x 7'10" (4.04 x 2.41)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, wall light and radiator.

### En Suite Shower Room



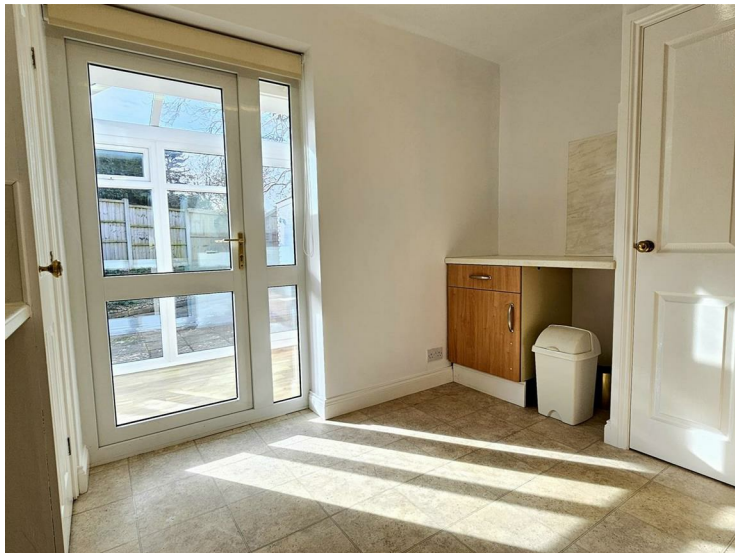
Having ceramic tile effect Karndean flooring and neutral decor with side aspect obscure upvc double glazed window, wash hand basin with chrome monobloc tap and splashback set to vanity unit with worktop, bathtub with chrome mixer tap having shower attachment, low flush wc, corner quadrant shower enclosure with plumbed shower, radiator, built in cupboard housing electric consumer panels and electric meter.

### Bathroom

Having ceramic tile effect Karndean flooring and neutral decor with rear aspect obscure upvc double glazed window, 'wet wall' splashbacks, low flush wc, bathtub with electric shower over, wash hand basin with chrome hot and cold taps to vanity unit, with large mirror and spot lights.

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## Utility Room



Having ceramic tile effect Karndean flooring and neutral decor with rear aspect upvc double glazed door and side window to rear porch, fitted units to Beech effect with stone effect roll edge worktop, inset stainless steel sink with drainer and chrome hot and cold taps, under counter space and plumbing for appliances, airing cupboard with radiator, broom cupboard, radiator.

## Rear Porch/Conservatory 16'4" x 5'11" (5 x 1.81)



A upvc double glazed rear porch wood effect lino tile flooring.

## OUTSIDE

## Frontage and Driveway



To the front you will find a block paved driveway with adequate parking for four vehicles, along with decorative gravel borders.

## Rear Garden



Lying on a substantial triangular plot, the garden has been landscaped to provide a good mixture of paved patio and well stocked and established herbaceous borders. Secure gateways give access to the front of the property at both sides.

## Garage

A detached, brick built garage with metal up and over door, light, power, upvc part glazed personnel door.

## Material Information

Council Tax Band: E

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/>

What3Words Location: ///appeal.spared.faded

## Buying to Let?

Guide achievable rent price: £1100 pcm

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. Scofield 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.

## Disclaimer



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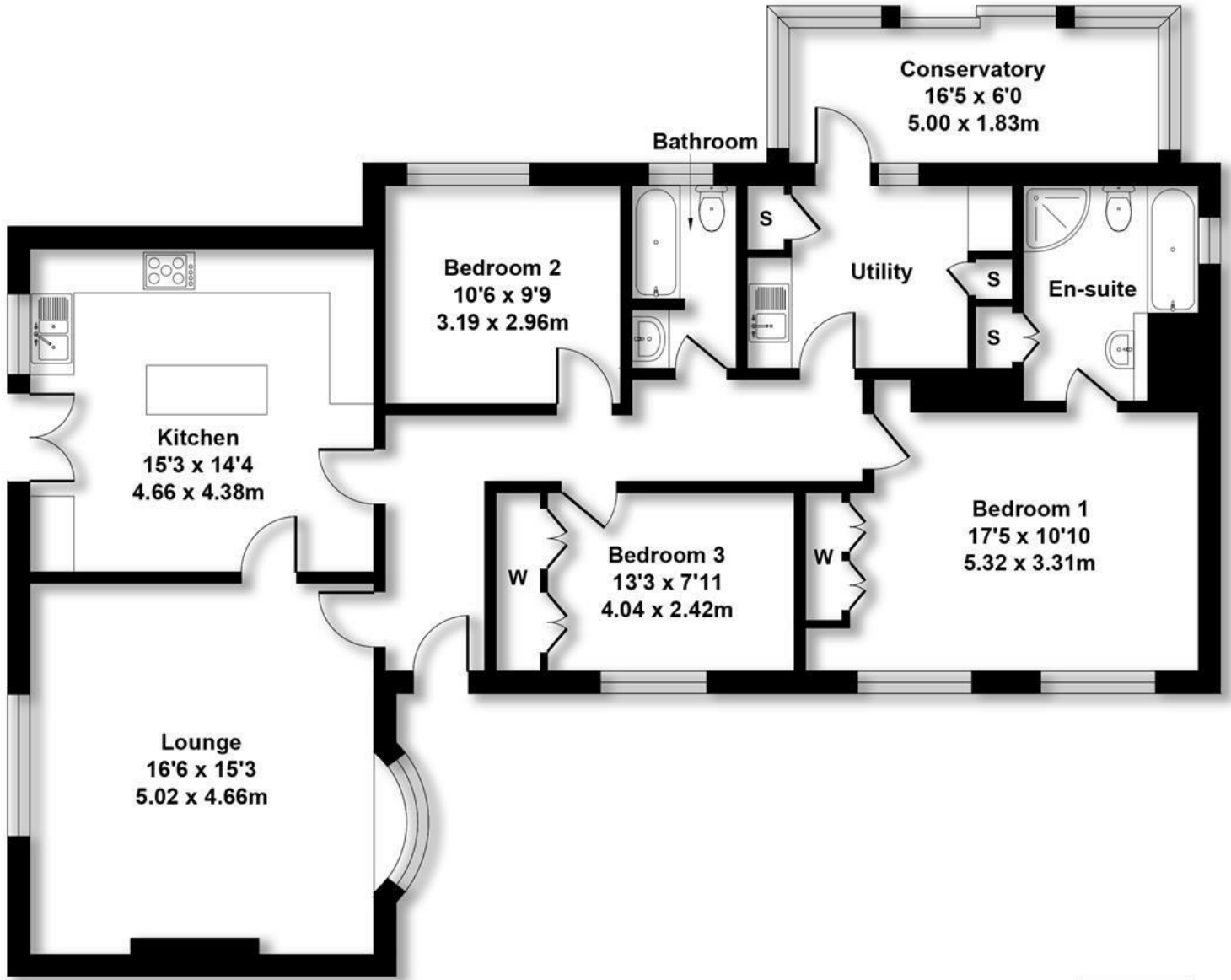
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each 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.



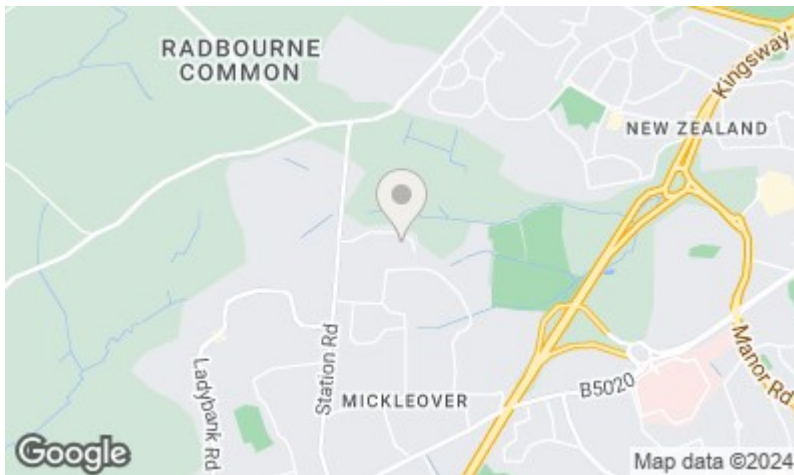
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Approximate Gross Internal Area  
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	79

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



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