

41 Regents Drive, Mickleover, Derby, DE3 0AP

Offers In The Region Of £245,000

Scofield Stone are delighted to offer for sale this nearly new, three bedroom semi-detached family home which is ideal for the growing family, downsizer or investor. The property is very well presented throughout and benefits from a number of key features to include, but not limited to; double driveway; generous rear garden; kitchen/diner with French doors to garden. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

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Summary

Accommodation in brief comprises; entrance hall, guest cloakroom, double aspect lounge and kitchen/diner to the ground floor. To the first floor you will find two double bedrooms, single bedroom and the family bathroom. The master bedroom has an en suite shower room.

Outside, to the front you will find a tandem tarmac driveway with adequate parking for at least two cars. A paved pathway leads to the front door with some barked decorative border. Accessed via a gate from the driveway you will find an enclosed, generous garden which has been landscaped to provide a mixture of lawn and paved patio.

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.

Entrance Hallway

With wood effect laminate flooring, composite door, radiator, stairs to the first floor and doors off to;

Guest cloakroom

5'3" x 3'1" (1.61m x 0.94m)

Fitted with a two piece white suite comprising: low level WC, corner pedestal wash hand basin, radiator and extractor fan.

Lounge

16'2" max x 11'8" (4.93m max x 3.57m)



With wood effect laminate flooring, radiator, UPVC double glazed window to the front aspect and door to;

Kitchen Diner

14'11" x 10'5" (4.56m x 3.19m)



Fitted with a modern gloss kitchen with an integral electric oven, gas hob with extractor over, integral fridge freezer, dishwasher and washing machine. Under stairs storage, uPVC double glazed window to the front aspect and uPVC French doors opening up to the rear garden.

Landing

With radiator, loft access, airing cupboard and doors off to:

Bedroom One

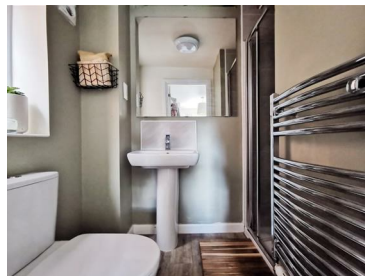
11'4" x 8'4" (3.46m x 2.55m)



Having a built in wardrobe and another fitted wardrobe, radiator uPVC double glazed window to the front aspect and door off to:

En suite

4'2" plus shower cubicle x 4'5" (1.29m plus shower cubicle x 1.37m)



Fitted with a three piece suite comprising low level wc, pedestal wash hand basin with chrome mixer tap and walk in shower cubicle. Chrome heating towel rail, extractor fan and opaque uPVC double glazed window to the side aspect.

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Bedroom Two

8'5" x 10'2" (2.57m x 3.10m)



With a built in wardrobe, radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

6'3" x 8'9" (1.92m x 2.67m)



Having a single built-in wardrobe, radiator and uPVC double glazed window to the front aspect.

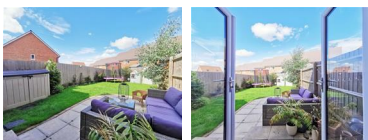
Bathroom

5'3" x 5'6" (1.62m x 1.68m)



Fitted with a contemporary three piece white suite comprising: low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap. Chrome heated towel rail, extractor fan and opaque uPVC double glazed window to the rear aspect.

Outside



To the front there is a tarmac driveway with parking for two vehicles, bush edges and established plantings

To the rear there is a patio area with lawn area, timber fencing and gated access to the side of the property.

Buying to Let?

Guide achievable rent price: £1100.00 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.

What3Words Location

///zooms.couple.skills

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/>

Disclaimer

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.

41 Regents Drive

Approximate Gross Internal Area
818 sq ft - 76 sq m

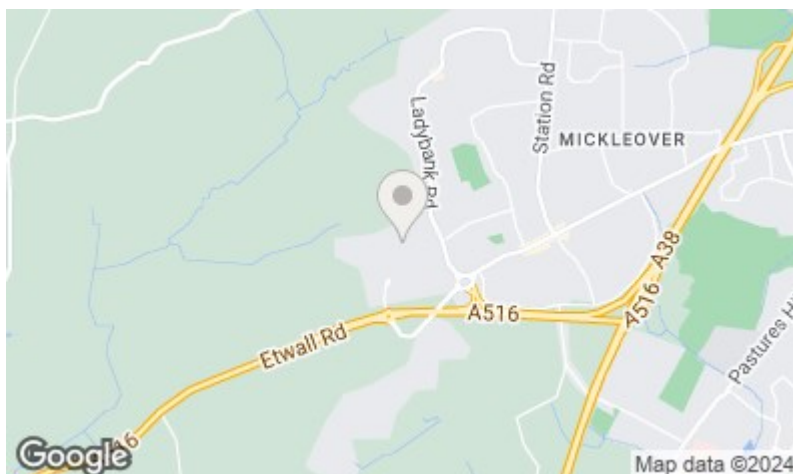


GROUND FLOOR

FIRST FLOOR

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

SCOFFIELD
STONE
estate agents



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(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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