



49 Portland Close, Mickleover, Derby, DE3 9BZ

£320,000

A charming semi-detached family home in a quiet cul-de-sac near the village centre, boasting a very good condition throughout, generous plot with potential for extension or building (subject to planning permission), inviting reception rooms, spacious bedrooms, lovely garden, garage, and parking.

Don't miss out on the chance to make this house your own!

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Summary Description

Welcome to this charming semi-detached property, perfect for families, located in a quiet cul-de-sac close to the village centre. This delightful home boasts a very good condition throughout and offers a generous plot with the potential for extension or even a building plot (subject to planning permission).

Upon entering, you are greeted by two inviting reception rooms. The lounge features a cosy fireplace, perfect for those cold winter evenings. The second reception room which is currently used as a dining room, is open-plan, creating a spacious and versatile space. The open-plan breakfast kitchen is a highlight of the property, with a dining space, access to the garden, sloped ceiling detail, and rooflights that flood the room with natural light.

The property comprises three lovely bedrooms. The first two are spacious doubles with built-in wardrobes providing ample storage space. The third bedroom, a comfortable single, offers flexibility for various needs. The bathroom is of a generous size, ideal for a relaxing soak after a long day.

Outside, the property benefits from a large garage and parking, along with a lovely garden providing a peaceful retreat.

With its convenient location near public transport links and local amenities, this property offers a fantastic opportunity to create a beautiful family home.

Entrance Hall

Having wooden flooring and neutral decor with front aspect part obscure upvc double glazed main entrance door with side window.

Lounge

11'8" x 12'6" (3.56 x 3.82)



Carpeted and neutrally decorated with front aspect upvc double glazed window, a stone fireplace with wood burner, tv point, radiator.

Dining Room

10'11" x 10'10" (3.35 x 3.32)



Carpeted and neutrally decorated. Radiator.

Breakfast Kitchen

19'2" x 17'7" (5.85 x 5.36)



The property is extended to the rear which has allowed for a L shaped Breakfast Kitchen, with ceramic tiled flooring and neutral decor, rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden with side windows, sloped ceiling detail with two rooflights. A range of fitted wall and floor units to shaker style with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome monobloc tap, under counter space and plumbing for appliances, radiator.

Guest Cloakroom

Having ceramic tiled flooring and neutral decor, inset light to ceiling, low flush wc, vanity unit with inset wash hand basin having chrome mixer tap.

Stairs/Landing

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, contemporary glass and brushed metal banister rails, access to roof space.

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Bedroom One

11'5" x 10'10" (3.49 x 3.31)



Carpeted and neutrally decorated with front aspect upvc double glazed window, built in wardrobe with mirrored sliding doors, radiator.

Bedroom Two

11'0" x 10'9" (3.36 x 3.3)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, inset lights to ceiling, built in wardrobes and bridging unit with matching chest of drawers, radiator.

Bedroom Three

6'5" x 7'8" (1.97 x 2.36)



Carpeted, front aspect upvc double glazed window, radiator, telephone point.

Bathroom



Having wood effect flooring and fully tiled walls with double aspect side and rear upvc double glazed windows, low flush wc, pedestal wash hand basin with chrome mixer tap, bathtub with chrome hot and cold taps and electric shower over, inset lights to ceiling, heated towel rail, airing cupboard with hot water cylinder.

OUTSIDE

Frontage and Driveway

To the front you will find a large gravelled driveway which provides adequate parking for multiple vehicles. Secure gates lead to further parking at the rear and the detached garage. Planting border in front of the house.

Rear Garden



The rear garden is very generous in proportion and offers the buyer massive opportunities for further growth and alternative use. Currently the garden is landscaped to provide a mixture of lawn, paved patio areas, established herbaceous borders and raised planting. Within the garden you will also find a timber summerhouse with covered veranda, light and power, two potting sheds with power, greenhouse with power, and wood store. A gravel and concrete driveway, protected by secure gates leads to a detached double garage.

Garage

Within the rear garden you will find a detached double garage, with twin timber double doors, light, power, workbench and shelving. To the side of the garage is a lean to store.

Material Information



Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No.

Energy Performance rating: C (potential rating is B)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Verified Material Information

Council tax band: C

Council Tax Annual charge: £1785.87 a year (£148.82 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

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. 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

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.

Location / what3words

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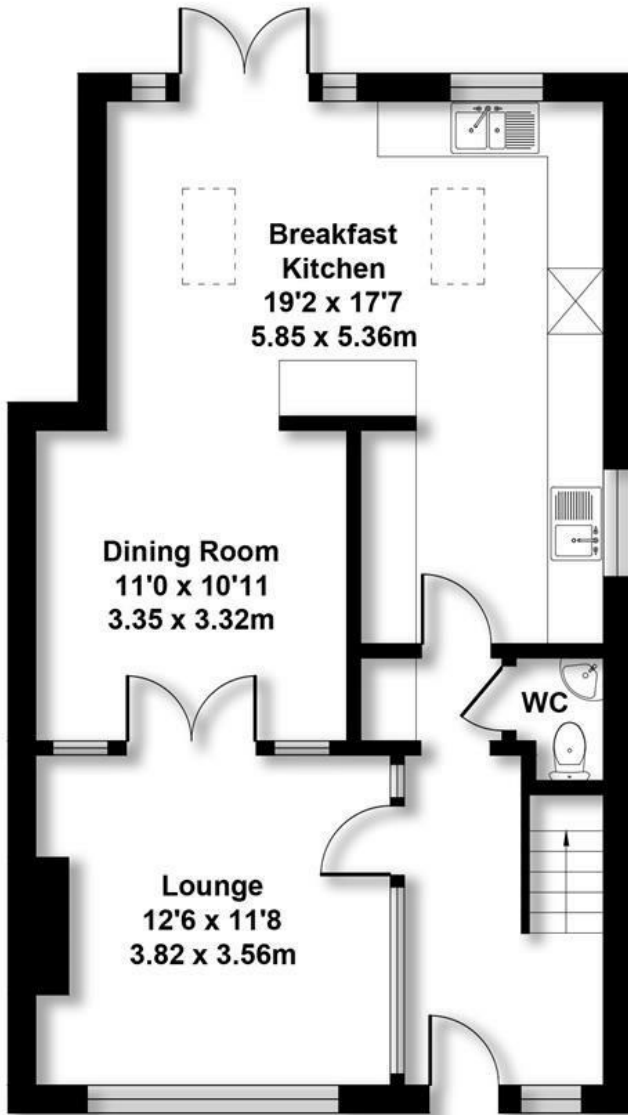
Mickleover: 01332 511000

Hilton: 01283 777100

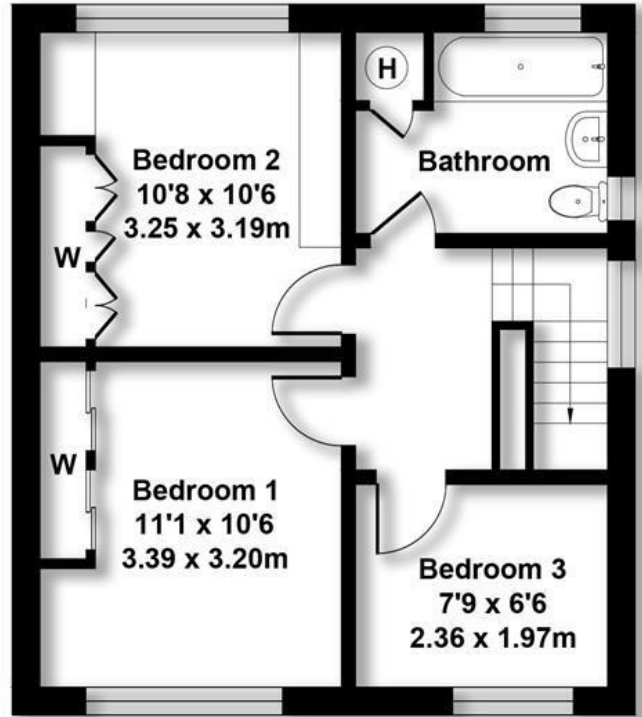
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Approximate Gross Internal Area
1130 sq ft - 105 sq m

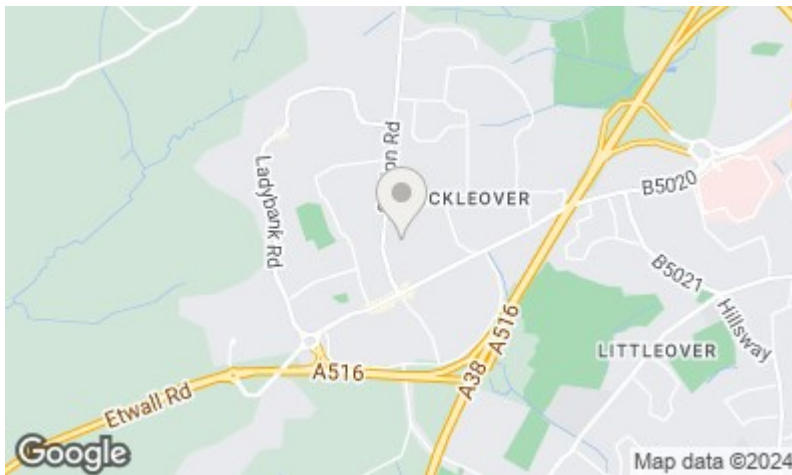


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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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