



**39 Muirfield Drive, Mickleover, Derby, DE3 9YA**

**O.I.R.O £495,000**

For sale is a recently upgraded, neutrally decorated four bedroom detached property with ample living space, a modern kitchen, four bedrooms, a garage, and a beautifully maintained garden in a family-friendly neighborhood with strong community ties and convenient amenities.

## 39 Muirfield Drive, Mickleover, Derby, DE3 9YA

### Summary Description

For sale is a stunning, neutrally decorated, detached property that has been recently upgraded by the current owner. This beautiful home has been fitted with a new boiler, new carpets and blinds throughout, and boasts built-in understairs storage and a freshly renovated kitchen.

This property offers ample living space with two reception rooms, one featuring large windows with garden views and dual aspect, providing a naturally lit, airy space with direct access to the garden. The second reception room is separate, making it an ideal space for an office or for use as a dining room.

The modern kitchen is well-equipped with up-to-date appliances, a utility room, and plenty of natural light. The house encompasses four bedrooms; the master bedroom is spacious with an en-suite and built-in wardrobes, while the other three bedrooms are all double, with two of them being spacious and one with built-in wardrobes.

The bathroom has been recently refurbished, and features a pristine three-piece white suite.

One of the unique features of this property is the garage, providing extra storage or parking space. The property also boasts a beautifully maintained garden, providing ample outdoor space.

The location of the property is ideal for families and couples alike, with its strong local community, nearby schools, local amenities, and public transport links. This property provides a warm, comfortable, and modern living environment, and is ready to welcome its new owners.

### Hallway



Having uPVC double-glazed entrance door and side panel, multi-pane double-glazed window to the side, central heating radiator, stairs to the first floor and doors off to;

### Guest Cloakroom

Having a modern suite comprising; low-level WC, and wash hand basin with tiled splashback, together with central heating radiator, and extractor fan.

### Lounge

24'8" x 11'8" max - maximum into bay. (7.54m x 3.56m max - maximum into bay.)



Having double doors opening to the hall being ideal for entertaining purposes, together with feature Portuguese Sandstone fire surround and hearth with large recessed Dutch living-flame log-effect gas fire (currently capped off), wide uPVC multi-pane double glazed square bay window to the front, uPVC double glazed sliding patio doors to the rear garden, two central heating radiators, and ceiling coving.

### Dining Room

10'11" x 10'0" (3.35m x 3.05m)



With UPVC multi-pane double-glazed window to the front, central heating radiator, and part-glazed doors to the hallway and kitchen.

### Breakfast Kitchen

12'7" x 10'11" (3.84m x 3.33m)



Having been refitted by the current owners, comprising;

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contemporary units, together with integrated oven and hob with extractor hood and light over, integrated dishwasher, integrated fridge, integrated Freezer, complementary worktop, tiled floor, central heating radiator, uPVC double glazed window to the rear, ceiling downlighters, and arch to the: -

### Utility Room

6'0" x 4'11" (1.83m x 1.52m)

Having work surface area with appliance space under, plumbing for automatic washing machine, tiled floor, ceiling coving, new wall-mounted gas-fired combination boiler providing domestic hot water and central heating, and door to the rear garden.

### First Floor

### Landing



Having built-in airing/linen cupboard, uPVC multi-pane double-glazed window to the front, and access to the part-boarded loft space, by way of an aluminium ladder.

### Bedroom One

11'10" x 11'10" plus wardrobe recess (3.61m x 3.61m plus wardrobe recess)



With fitted wardrobes, together with uPVC double glazed window, central heating radiator, and ceiling coving.

### En-Suite Shower Room

Having modern white suite, comprising; wash hand basin, and recessed shower cubicle with shower unit, together with fully tiled walls, tiled floor, and heated towel rail.

### Bedroom Two

11'8" x 9'3" plus wardrobe recess (3.56m x 2.82m plus wardrobe recess)



Having a fitted wardrobe, together with uPVC multi-pane double glazed window to the front, and central heating radiator.

**Bedroom Three**

11'10" x 8'11" (3.61m x 2.72m)



Having UPVC multi-pane double glazed window to the front, and central heating radiator.

**Bedroom Four**

10'9" x 7'6" (3.30m x 2.31m )

Having uPVC double glazed window to the rear, and central heating radiator.

**Family Bathroom**

7'10" x 6'9" max (2.41m x 2.06m max )



Having modern white suite, comprising; wash hand basin set within a storage unit, panelled bath with shower over, shower screen to the side, and low-level WC, together with tiled walls, heated chrome towel rail, and obscured uPVC double glazed window to the rear.

**Outside**

**Gardens**



The property enjoys a corner plot with front, side and rear gardens.

**Front Garden**



Having lawn, and shrub and flower borders.

**Side Access**

Wide tarmac driveway affording ample car standing spaces, and leading to the: -

**Detached Double Garage**

16'11" x 16'9" (5.18m x 5.11m )

Brick construction, having up-and-over door to the front, pitched tiled roof with roof storage, access door to the side, electric power and light, and security lights to outside.

**Side Garden**

Having lawn, and flower borders.

**Wide Rear Garden**

Enclosed for privacy and affording a high degree of seclusion,

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having extensive paved patio area, Pergola with Wisteria, numerous shrub and flower borders, and external water tap.

### Material Information

Council tax band: E

Council tax annual charge: £2455.57 a year (£204.63 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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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.

### 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.

### Buying to Let?

Guide achievable rent price: £xxxxpcm

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.

### Location / what3words

what3words ///eggs.couches.daisy



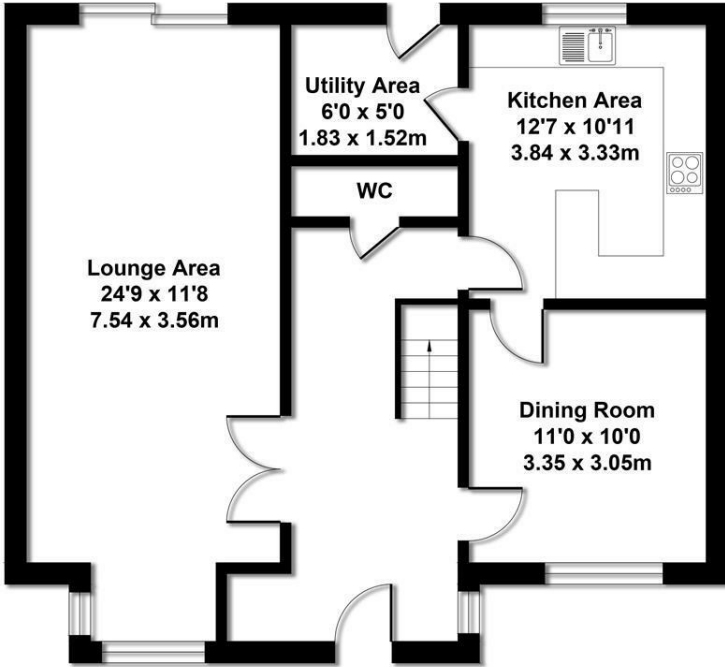
Mickleover: 01332 511000

Hilton: 01283 777100

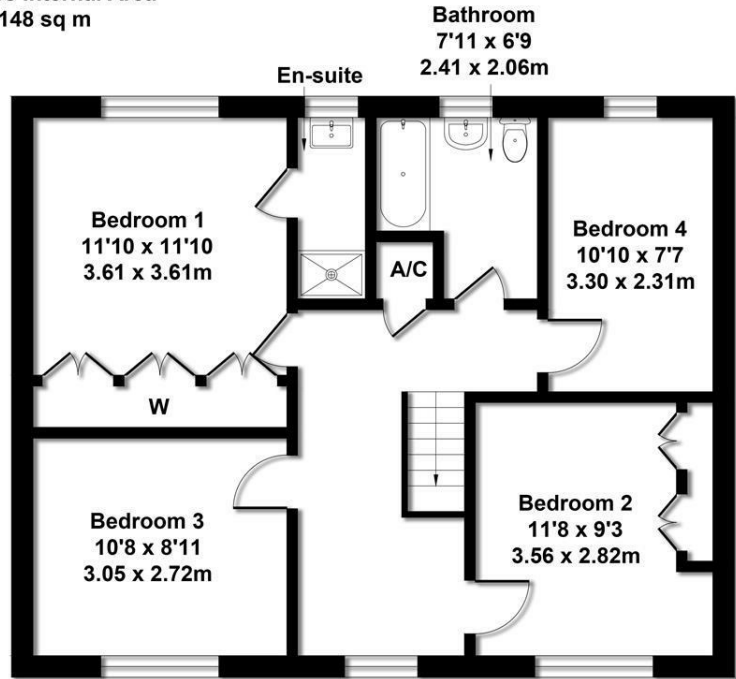
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# 39 Muirfield Drive

Approximate Gross Internal Area  
1593 sq ft - 148 sq m

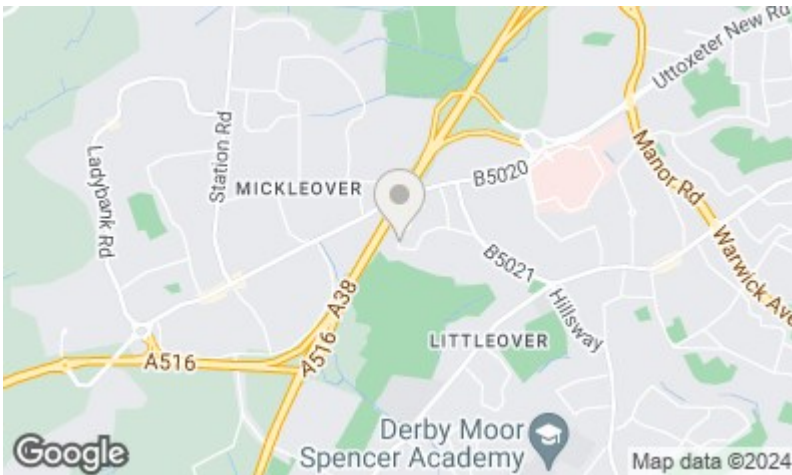


**GROUND FLOOR**



**FIRST FLOOR**

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		71	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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