



**12 Holmesfield Drive, Mickleover, Derby, DE3 9JD**

**£279,950**

For sale with \*LITTLEOVER SCHOOL CATCHMENT\*\* is a well-presented detached property with three bedrooms, a modern kitchen, a spacious lounge and a convenient garage, perfect for families looking for a comfortable and well-equipped home in a cul-de-sac location.



Sales: 01283 777100  
Lettings: 01332 511000

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## 12 Holmesfield Drive, Mickleover, Derby, DE3 9JD

### Summary Description

For sale is a spacious three-bedroom detached property, ideal for families and couples alike. The residence offers well-arranged accommodation over two floors, featuring three bedrooms, a bathroom, a lounge, and a kitchen.

At the heart of this home lies a spacious lounge located at the front of the property. This room is perfect for entertaining and relaxation, providing a comfortable space for family gatherings and leisure time.

Moving on, the property boasts a modern, open-plan kitchen replete with contemporary appliances that will cater to all your culinary needs. Additionally, the kitchen includes a utility room and dining space, offering an ideal environment for enjoyable family meals and entertaining guests.

To the first floor there are three bedrooms, two of which are doubles and one single. These rooms offer a tranquil retreat after a long day, providing ample space for rest and relaxation.

The bathroom is elegantly equipped with a heated towel rail, underfloor heating and a white three-piece suite, ensuring a luxurious experience for its occupants.

Adding to the appeal is the driveway and an internal garage with integral access. This offers the convenience of secure off-street parking and additional storage space.

Situated near local schools and amenities, this property provides an ideal location for families looking for the perfect balance between suburban living and easy access to facilities.

Unique features such as the garage and parking add to the property's charm, making it a highly desirable home.

A viewing is highly recommended to truly appreciate the potential of this property.

### Entrance Hall

Enter the property through the front door into the entrance hall which is fitted with carpets, radiator and provides access to the lounge and stairs rising to the first floor.

### Lounge

14'6" x 12'5" (4.42m x 3.81)



The spacious lounge is fitted with carpets, radiator and a double glazed window to the front elevation.

### Kitchen/Diner

9'6" x 15'5" (2.92m x 4.72)



The kitchen/diner is a wonderful family/entertaining space which is fitted with a range of wall, base and drawer units, breakfast bar, stainless steel sink and drainer, 4 ring electric hob with extractor hood, integrated oven, space for dishwasher, tiled flooring in the kitchen area, tiled flooring in the dining area, radiator, storage, double glazed window to the rear elevation and sliding doors to the rear opening out onto the rear garden.

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### Utility Room

6'0" x 8'2" (1.83m x 2.51m)



Fitted with wall and base units, stainless steel sink and drainer, space for washing machine and fridge/freezer, tiled flooring, tiled splash backs, double-glazed window to the rear and a door opening onto the rear garden. Providing internal access to the garage.

### Integral Garage

14'2" x 8'5" (4.34m x 2.59m)

Access to the integral garage can be gained from the manual up-and-over door to the front and from an internal door off the utility room. The garage is equipped with power and mains lighting.

### First Floor

Carpeted stairs rising to the first floor with a double-glazed window to the side aspect.

### Bedroom One

12'0" x 9'3" (3.68m x 2.82m)



A double bedroom fitted with carpets, radiator, built in wardrobes and a double-glazed window to the front.

### Bedroom Two

9'10" x 8'7" (3.02m x 2.64m)



A double bedroom fitted with carpets, built-in storage, radiator and a double-glazed window to the rear elevation.

### Bedroom Three

9'1" x 6'0" (2.77m x 1.83m)



Fitted with carpets, radiator and a double glazed window to the front elevation.

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## Bathroom

5'3" x 6'4" (1.62m x 1.95m)



The recently refitted bathroom comprises a three-piece suite having a bath with shower over, low flush WC and a hand basin. Having tiled flooring underfloor heating, tiled splash backs, radiator and a double-glazed window to the rear.

## Outside Front



To the front of the property is a large tarmac driveway providing off-road parking for at least four vehicles. There is also a small garden area to the front with planted shrubbery.

## Outside Rear



To the rear of the property is a garden mainly laid to lawn and with a patio area.

## Material Information

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, 1 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 Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

Building safety issues: No



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## 12 Holmesfield Drive, Mickleover, Derby, DE3 9JD

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.

### Buying to Let?

Guide achievable rent price: £xxxpcm

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.

### 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

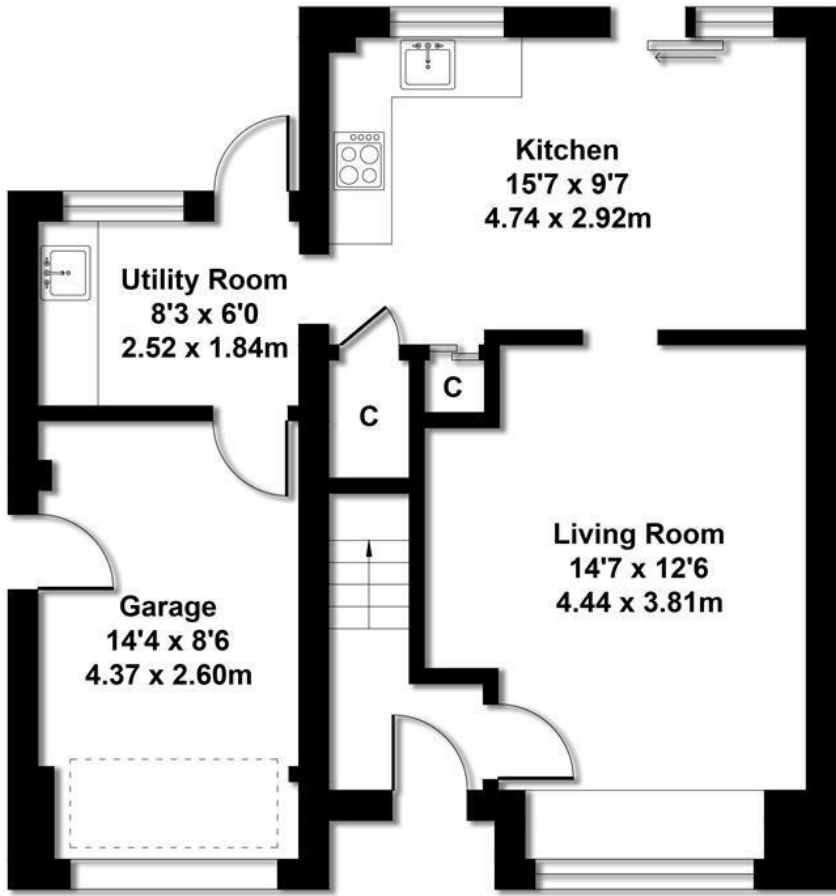
what3words ///apple.energy.orchestra



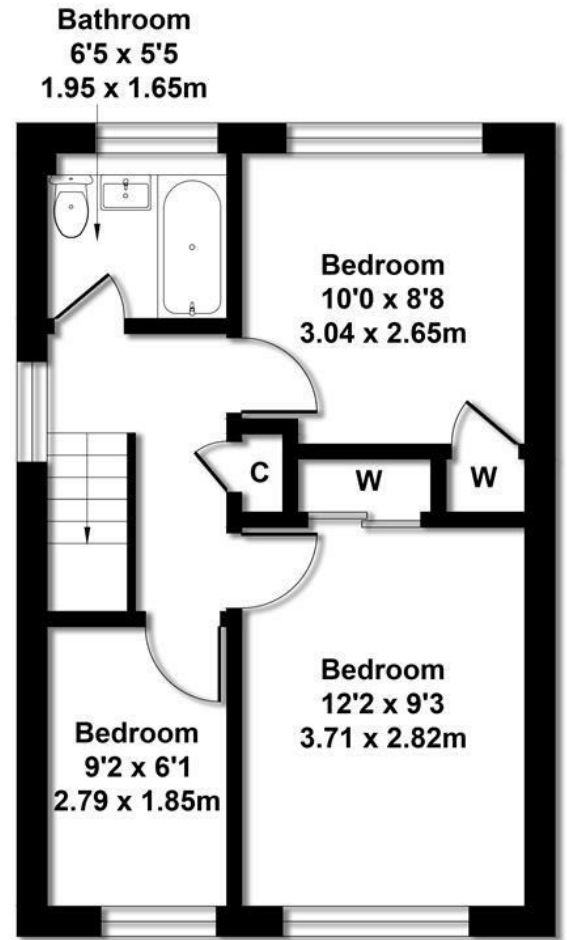
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# 12 Holmesfield Drive

Approximate Gross Internal Area  
980 sq ft - 91 sq m

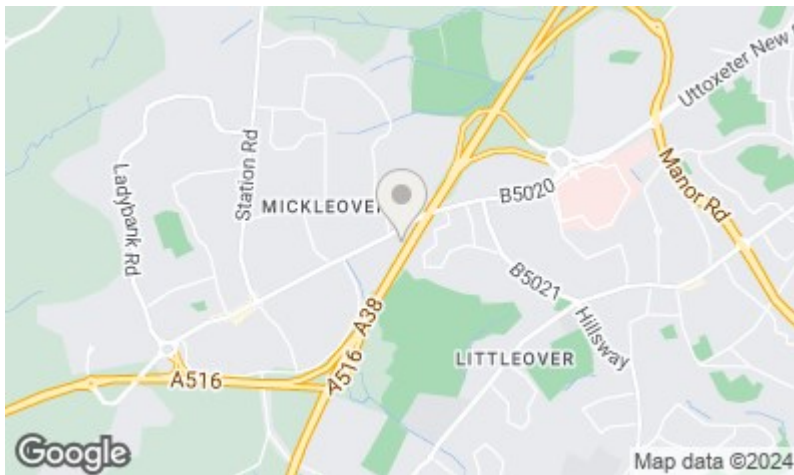
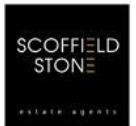


GROUND FLOOR



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		89
(81-91)	B		
(69-80)	C		72
(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 <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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