



47 Vicarage Road, Mickleover, Derby, DE3 0EB

£265,000

A charming semi-detached property with three bedrooms, two reception rooms, a modern bathroom, and a galley kitchen. Located in a desirable community close to transport, schools, and amenities, it features fireplaces, ample parking, potential driveway access to the rear, and a well-maintained large garden. Ideal for families and couples.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

For sale is this charming semi-detached property, situated in a desirable location with strong local community ties. It benefits from being close to public transport links, nearby schools, local amenities, and parks. Additionally, it offers the convenience of being near a Doctors surgery.

The property is in good condition and features three bedrooms, two reception rooms, a bathroom, and a kitchen. The first two bedrooms are spacious doubles, with the third being a comfortable single room, perfect for a child or home office.

The bathroom is equipped with a modern, white, three-piece suite, providing a clean and stylish aesthetic. The kitchen is a galley style, with ample under-counter space for appliances, ideal for culinary enthusiasts.

One of the true highlights of the home is the two reception rooms. The first room features a fireplace and is bay-fronted, providing a warm and inviting atmosphere. The second reception room boasts patio doors, offering a delightful view of the garden and direct access to it, perfect for indoor-outdoor living.

Unique to this property are its fireplaces, ample parking, and private roadway access to the rear. But the star of the show is undoubtedly the long, generously proportioned garden, which has been lovingly cared for and offers a haven of tranquility.

With its array of features and convenient location, this property is ideally suited for families and couples alike. Don't miss this opportunity to own a beautiful home in a vibrant community.

Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed upvc main entrance door with side window, under stairs storage, radiator.

Lounge

11'5" to bay x 11'11" (3.5 to bay x 3.64)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed bay window, Adam style fireplace with electric fire, picture rails, radiator, tv point.

Dining Room

11'5" x 12'0" (3.5 x 3.67)



Having wood effect laminate flooring stylish decor with rear aspect upvc double glazed sliding patio doors to garden, Adam style wooden fireplace with gas fire, tv point, telephone point, archway to:-

Kitchen

13'7" x 6'3" (4.15 x 1.92)



Having wood effect laminate flooring and neutral decor with two rear aspect upvc double glazed windows, obscure side aspect upvc double glazed window, a range of fitted wall and floor units to white with stone effect roll edge worktop and Metro style tiled splashbacks, inset stainless steel sink with chrome monobloc tap, under counter space and plumbing for appliances.

Stairs/Landing

Carpeted and neutrally decorated with obscure side aspect upvc double window.

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Bedroom One

11'6" x 10'11" (3.51 x 3.35)



Having wood effect flooring and stylish decor with front aspect upvc double glazed window, picture rails, radiator.

Bedroom Three

7'5" x 7'6" (2.27 x 2.29)



Having wood effect flooring and stylish decor with front aspect upvc double glazed window, radiator, telephone point.

Bedroom Two

11'5" x 10'11" (3.49 x 3.35)



Having wood effect flooring and stylish decor with rear aspect upvc double glazed window, radiator.

Bathroom



Having wood effect flooring and stylish decor with rear aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bathtub with chrome mixer tap, plumbed shower over bath, radiator.

OUTSIDE



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Frontage and Driveway



To the front you will find a block paved driveway, providing adequate parking for two vehicles, along with a decorative shale border and showpiece Magnolia tree.

Rear Garden



Accessed via a gate from the side, kitchen or dining room, you will find a beautifully landscaped garden of generous proportion which has been lovingly cared for and provides a decked patio, ornamental garden with wooden pagoda, lawn, established herbaceous borders and potting shed.

Material Information

Council tax band: B

Council tax annual charge: £1562.64 a year (£130.22 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 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

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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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: £1350pcm



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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

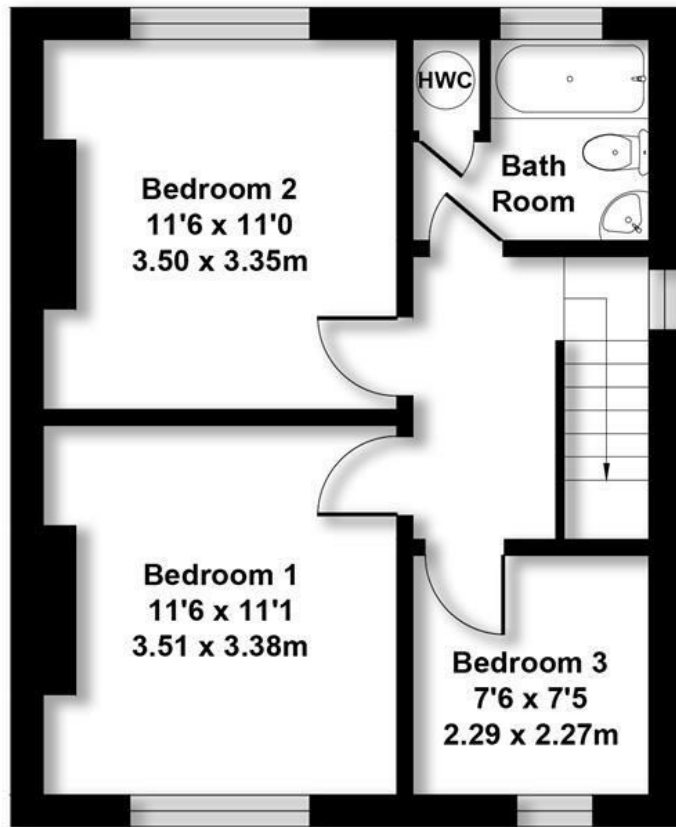
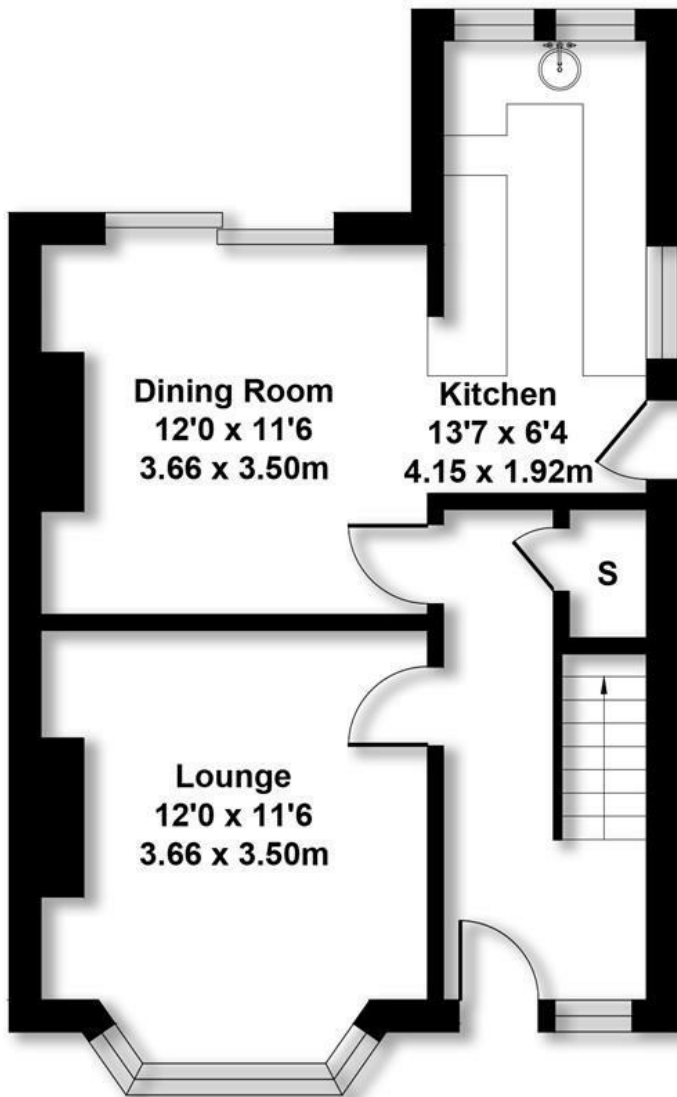
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47 Vicarage Road

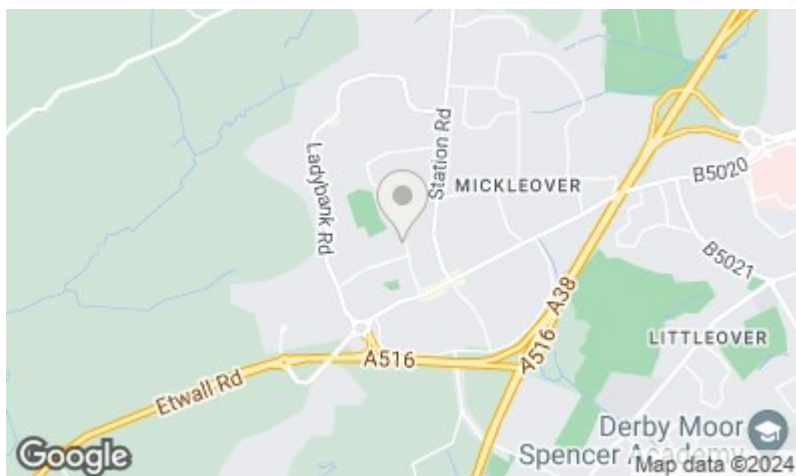
Approximate Gross Internal Area
936 sq ft - 87 sq m



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		EU Directive 2002/91/EC	86

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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