

6 Barbon Drive, Mickleover, Derby, DE3 0AW

£300,000

This well-maintained semi-detached property features three spacious bedrooms, modern bathrooms, and a kitchen with dining space. It includes a garden, ample parking, and is located in a tranquil cul-de-sac close to amenities and walking routes, making it ideal for families seeking convenience and comfort.

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Summary Description

Presenting this semi-detached property now available for sale. The residence is in good condition, well maintained and ready to welcome its new owners. The property is ideally located in a peaceful cul-de-sac, near to local amenities and walking routes, offering an excellent balance of convenience and tranquillity.

The property boasts a considerable layout with three spacious bedrooms. The second-floor master bedroom is a luxurious retreat, complete with an en-suite bathroom for added privacy. The other two bedrooms are generous doubles, one of which has the added benefit of built-in wardrobes, offering ample storage space.

The house features a modern bathroom that has been tastefully designed for a relaxing environment. The property further benefits from a downstairs toilet adding to the convenience.

The heart of this home is its kitchen, equipped with modern appliances. It also includes a dining space, perfect for enjoying meals with the family. The kitchen provides direct access to the garden, allowing natural light to flood in and creating an ideal space for indoor-outdoor living.

The reception room, adorned with decorative panelling, offers a comfortable area for family time or entertaining guests. This room exudes a warm and inviting atmosphere, perfect for relaxation or social gatherings.

One of the unique features of this property is its ample parking space, enough for two cars. The garden, well-kept and inviting, is another highlight that adds to the charm of this property. Given its features and location, this property is ideally suited for families.

Come and explore this exceptional property with its unique features and ideal location.

Entrance Hall

Having wood effect laminate, front aspect composite main entrance door.

Guest Cloakroom/WC

Having wood effect flooring and neutral decor with tiled splashbacks, wall mounted wash hand basin with chrome monobloc tap, low flush wc, radiator, inset lights to ceiling.

Lounge

15'0" x 12'0" (4.58 x 3.68)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, under stairs storage, tv and telephone points, cable point.

Kitchen/Diner

10'4" x 15'5" (3.16 x 4.71)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, a range of fitted wall and floor units to gloss white with stone effect worktop, inset stainless steel sink with drainer, chrome mixer tap, integrated electric oven, inset stainless steel sink with chimney style extractor hood over, washer dryer, integrated dishwasher, integrated fridge/freezer, wall mounted IDEAL gas combination boiler.

Stairs/Landing One

Carpeted and neutrally decorated with wooden spindle staircase. decorated with wooden spindle staircase.

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Bedroom Two

13'6" x 8'7" (4.14 x 2.64)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bedroom Three

10'0" x 8'7" (3.07 x 2.64)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, radiator.

Bathroom



Having ceramic tile effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome monobloc tap, tiled splashbacks, heated towel rail.

Stairs/Landing Two

Carpeted and neutrally decorated with front aspect upvc double glazed window, wooden spindle staircase, radiator, under stairs storage.

Bedroom One

20'0" x 11'3" (6.11 x 3.45)



Carpeted and neutrally decorated with front aspect upvc double glazed window, two Velux rooflights, fitted wardrobes, two radiators.

En Suite Shower Room

Having ceramic tile effect cushion flooring and neutral decor with inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, double shower enclosure with electric shower, tiled splashbacks, heated towel rail.

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OUTSIDE

Frontage and Driveway

Directly in front of the property you will find a Tarmacadam driveway with adequate parking for two cars.

Rear Garden



To the rear you will find a modest, enclosed low maintenance garden which has been landscaped to provide a mixture of artificial lawn, paved patio, decorative shale border and potting shed. A side gate leads to the front.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

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

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sustainable Drainage System

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Excellent, EE - Excellent

Parking: Allocated

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: Wide doorways and Level access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: 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.

Buying to Let?

Guide achievable rent price: £1350pcm

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

what3words ///native.boost.liner



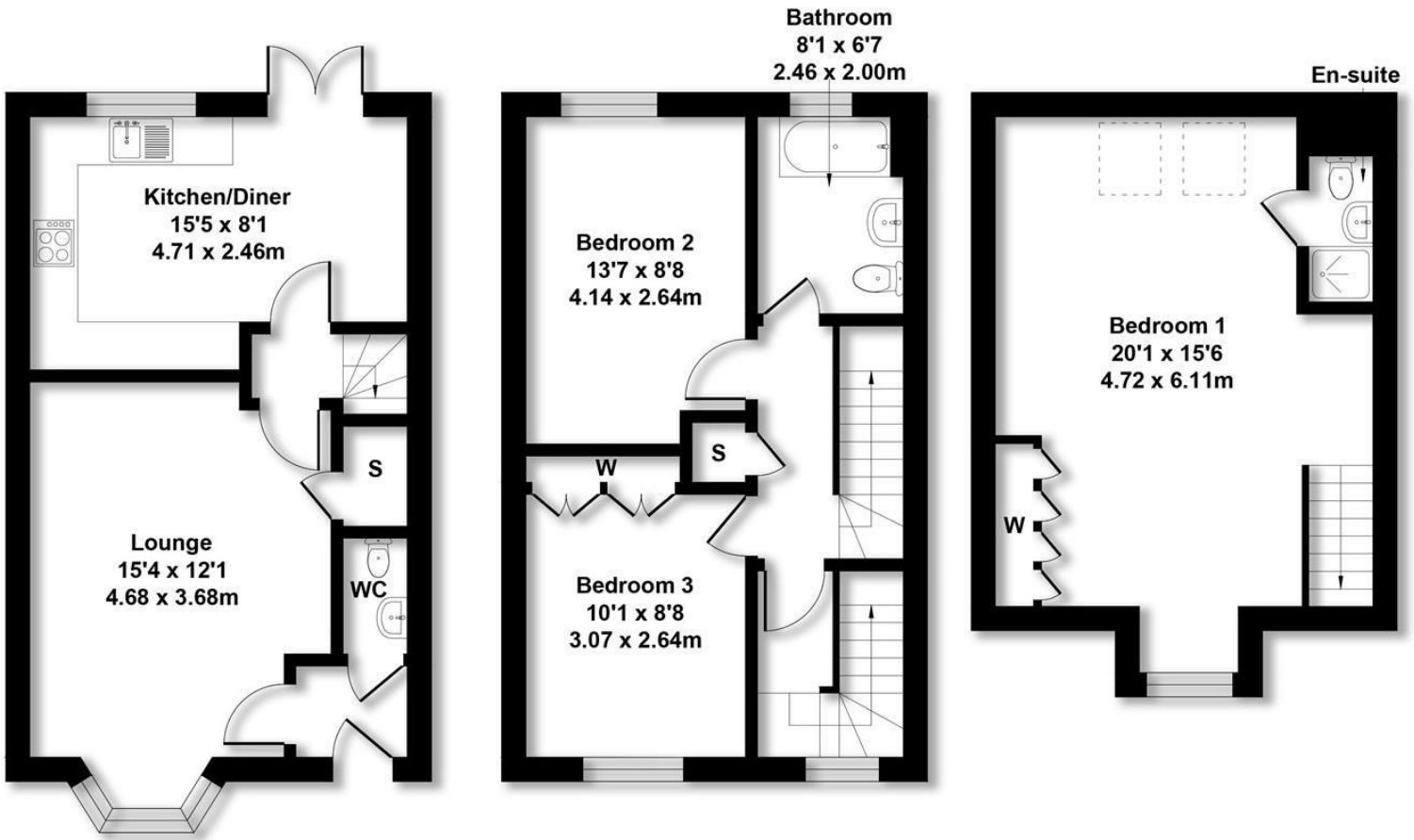
Sales: 01283 777100

Lettings: 01332 511000

www.scofieldstone.co.uk

6 Barbon Drive

Approximate Gross Internal Area
1141 sq ft - 106 sq m

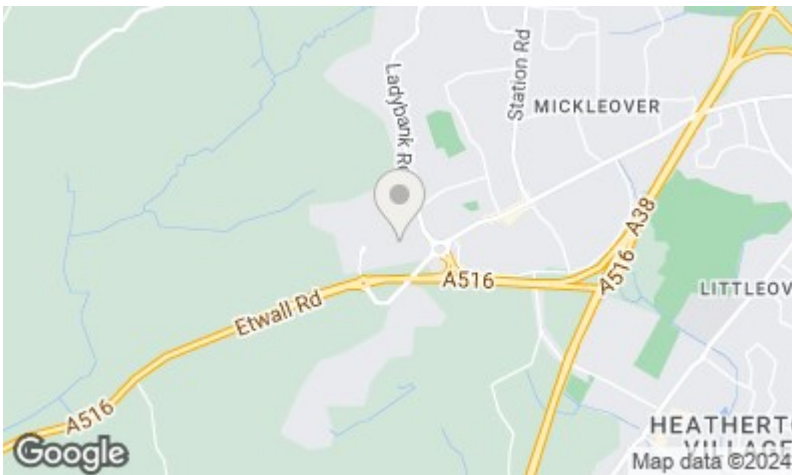


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



| Energy Efficiency Rating | | | | | | | | | | | | |
|---|---|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---|---|----|----|
| Current | Potential | | | | | | | | | | | |
| <table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> <tr><td>Not energy efficient - higher running costs</td></tr> </table> | 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 | <table border="1"> <tr><td>85</td></tr> <tr><td>95</td></tr> </table> | 85 | 95 |
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| 85 | | | | | | | | | | | | |
| 95 | | | | | | | | | | | | |
| England & Wales | EU Directive 2002/91/EC | | | | | | | | | | | |

| Environmental Impact (CO ₂) Rating | | | | | | | | | | |
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