



**2 Selby Drive, Mickleover, Derby, DE3 0AS**

**£325,000**

This nearly new Barratts home offers a perfect blend of style and comfort for families. Positioned in a tranquil location with walking paths nearby, the property features a spacious layout with three well-sized bedrooms, a modern kitchen with garden access, and a bright reception room. Additional amenities include a garage and ample parking. Ideal for those valuing peace and convenience.



Sales: 01283 777100  
Lettings: 01332 511000

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## 2 Selby Drive, Mickleover, Derby, DE3 0AS

### Summary Description

An immaculate detached property, presented in an excellent condition and ideal for families. The property boasts an enviable position in a peaceful and quiet location, with numerous walking routes nearby.

The residence is a nearly new Barratts home and offers a generous floorplan with well-appointed accommodation throughout. It comprises three bedrooms, a single bathroom, a modern kitchen, and a spacious reception room.

The three bedrooms are well-proportioned, with two double bedrooms and one single. The first double bedroom benefits from an en-suite, providing an added layer of convenience. The stylish bathroom is a haven of tranquillity, serving the remaining bedrooms.

The kitchen is complete with modern appliances, a dining space, and direct access to the garden, making it perfect for those who enjoy cooking and entertaining. The reception room is a notable feature of the property, benefiting from a double aspect that allows natural light to flow throughout the space.

Additionally, the property is complemented by a range of unique features such as a garage, ample parking, and a garden. These features enhance the appeal of the property, providing practical solutions for everyday living.

In summary, this immaculate Barratts home offers a unique combination of style, comfort, and convenience. Its peaceful location and array of features make it a perfect choice for families seeking a serene and comfortable living environment. Viewing is highly recommended to truly appreciate what this property has to offer.

### Entrance Hall

Having ceramic tiled flooring and neutral decor with front aspect part obscure panelled composite main entrance door, fitted cupboard, under stairs storage.

### Sitting Room

16'2" x 10'2" (4.94 x 3.11)



Carpeted and neutrally decorated with front and side aspect uPvc double glazed windows with fitted shutters, radiator, tv and telephone points.

### Kitchen/Diner

16'2" x 10'4" (4.94 x 3.16)



Having ceramic tiled flooring and neutral decor with front and side aspect uPvc double glazed windows with fitted shutters, double glazed French doors having side windows and French doors to garden. A range of fitted wall and floor units to gloss cream with wood effect worktops, integrated dishwasher, integrated washer/dryer, integrated electric oven, integrated fridge/freezer, wall mounted IDEAL gas boiler, radiator.

### Guest Cloakroom

Having ceramic tiled flooring and neutral decor with low flush wc, corner pedestal wash hand basin with chrome monobloc tap, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, rear aspect uPvc double glazed window having fitted shutter blind, roof access.

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### Bedroom One

12'9" x 10'0" (3.89 x 3.06)



Carpeted and neutrally decorated with front and side aspect uPvc double glazed windows having fitted shutters.

### En Suite

Having ceramic tiled effect vinyl flooring and neutral decor with front aspect obscure uPvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with electric shower, radiator.

### Bedroom Two

12'4" x 8'7" (3.77 x 2.63)



Carpeted and neutrally decorated with front and side aspect uPvc double glazed windows having fitted shutters, fitted over stairs cupboard, radiator.

### Bedroom Three

7'3" x 6'10" (2.21 x 2.09)



Carpeted and neutrally decorated with side aspect uPvc double glazed window, radiator. Fitted shutter to window. The current owner uses this room as a study.

### Bathroom



Having ceramic tile effect vinyl flooring and neutral decor with side aspect obscure uPvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap and plumbed shower over, radiator.

### OUTSIDE

### Garage

A detached single garage with metal up and over door, light and power.

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### Frontage and Driveway



The driveway can be found at the rear of the property and has adequate parking for three cars in tandem. A hedged border encloses the front and side, along with a small section of lawn in front of the dining window and herbaceous planting in front of the lounge window.

### Rear Garden



Accessed via a side gate from the driveway or via French doors from the kitchen/diner, you will find a private, walled garden which has been attractively landscaped to provide a mixture of stone paved patio, lawn and raised border. Behind the garage is a useful alcove which provides space for a potting shed and bin storage.

### Material Information

Verified Material Information

Council tax band: D

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: 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: 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.

### 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



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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: £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. 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.

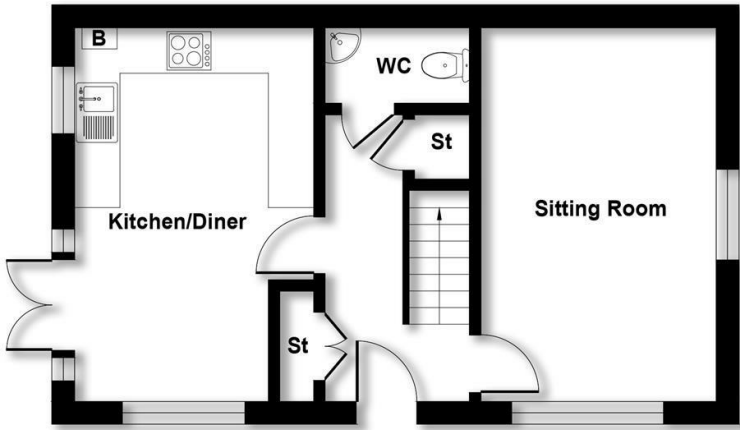
### Location / what3words

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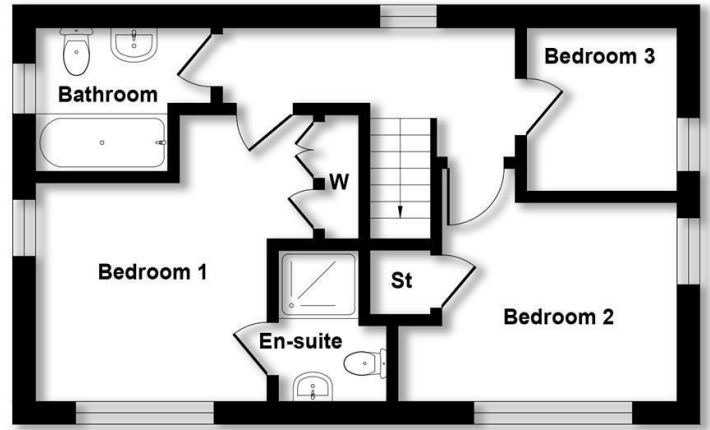


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## 2 Selby Drive

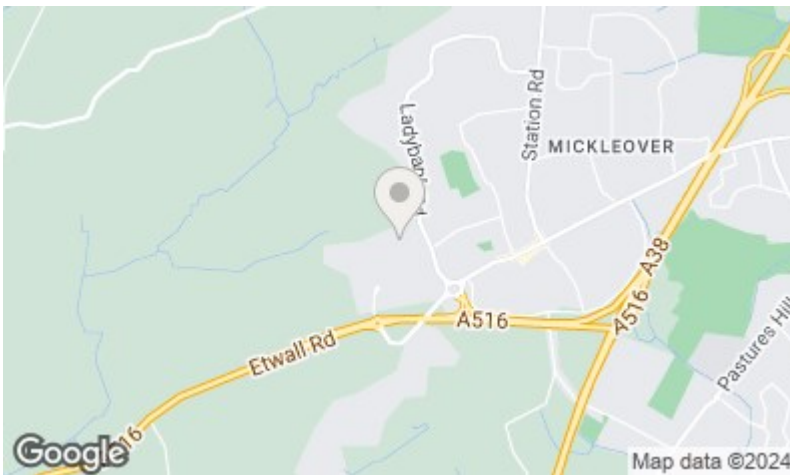


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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 <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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