

9 Farnham Close, Mickleover, Derby, Derbyshire, DE3 0RE

£214,950

This charming semi-detached house, located in a quiet cul-de-sac with excellent transport links, offers two spacious double bedrooms, a modern kitchen with garden access, a cosy reception room with a fireplace, ample storage, parking, and a delightful garden, making it an ideal, tranquil home for families and couples.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Presenting a charming semi-detached house, listed for sale. The property is in good condition and offers an array of features that contribute to a comfortable and convenient lifestyle.

The house is comprised of two generously sized double bedrooms, a modern styled kitchen with a dining space, and a cosy reception room. The kitchen offers a garden view and has direct access to it, perfect for summer outdoor dining experiences. Additional benefits include a pantry cupboard for added storage. The reception room is a cosy haven, ideal for relaxing evenings.

Adding to the comfort is a well-maintained bathroom, equipped with a three-piece suite. The property benefits from a parking space, ensuring your vehicle's safety and convenience.

The house is ideally located in a quiet cul-de-sac, providing a peaceful environment. The location also offers public transport links, making commutes easy and hassle-free. In addition, the property is in the vicinity of local schools, amenities, and parks, adding further to its appeal. The nearby walking routes offer a great opportunity for outdoor enthusiasts.

The garden is an additional delight, providing a perfect space for outdoor relaxation or children's play area.

This property is a perfect fit for families and couples seeking a tranquil, yet well-connected home. With its unique features and ideal location, this semi-detached house offers a blend of comfort, convenience, and serenity, making it a truly attractive investment.

Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect obscure upvc double glazed window, part obscure upvc double glazed main entrance door with side window, inset light to ceiling.

Lounge

17'5" x 12'11" (5.32 x 3.95)



Carpeted and neutrally decorated with front aspect upvc double glazed window, stone fireplace, tv point, cable point, telephone point, radiator.

Kitchen/Diner

8'10" x 12'10" (2.7 x 3.93)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, inset lights to ceiling, tiled splashbacks, fitted wall and floor units to gloss cream with wood effect roll edge worktops, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with electric hob over and extractor hood, under counter space and plumbing for appliances, walk in pantry cupboard with wall mounted IDEAL gas combination boiler.

Stairs/Landing

Carpeted and neutrally decorated with wooden staircase, access to part boarded roof space via fitted metal loft ladder:

Bedroom One

11'11" x 12'11" (3.65 x 3.94)



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

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Bedroom Two

9'0" x 12'11" (2.75 x 3.94)



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

Bathroom



Having ceramic tiled flooring and neutral decor with side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower over, low flush wc, over stairs storage cupboard, chrome heated towel rail.

OUTSIDE

Frontage and Driveway

Parking is provided via the concrete driveway which has adequate parking for at least two cars parked in tandem. The front garden is laid to decorative gravel and herbaceous planting border.

Rear Garden



An enclosed, terraced garden with paved patio, lawn, plastic shed and gate to driveway.

Material Information

Verified Material Information

Council tax band: B
Council tax annual charge: £1639.05 a year (£136.59 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 2 bedrooms, 1 bathroom
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, Garage, and Off Street
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: D

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

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make or give any representation or warranty in respect of the property.

Buying to Let?

Guide achievable rent price: £950pcm

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

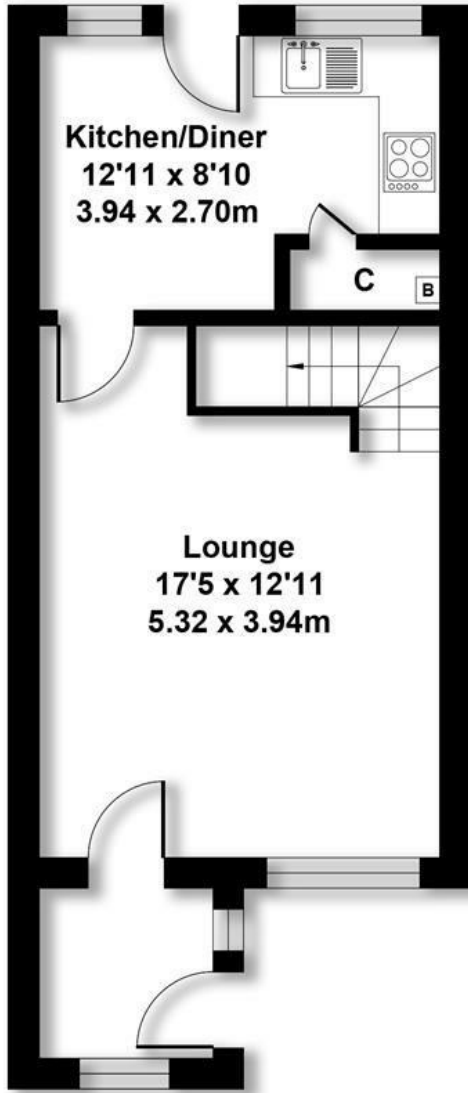
what3words ///rocks.dunes.dollar



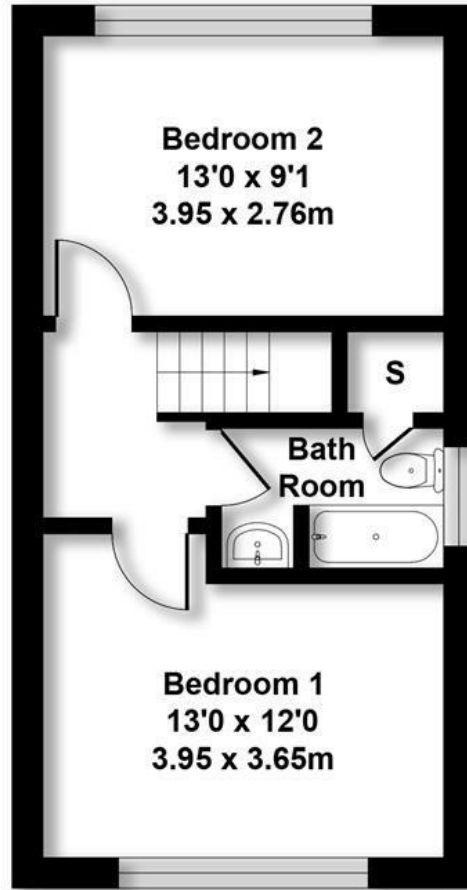
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Approximate Gross Internal Area
721 sq ft - 67 sq m

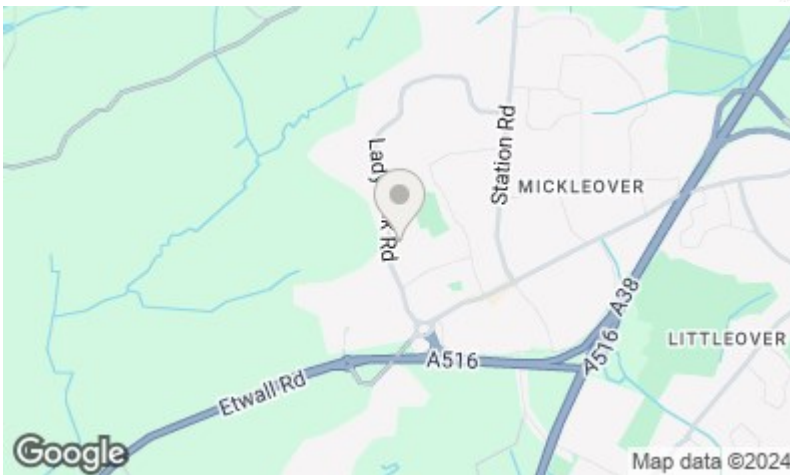


GROUND FLOOR



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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (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 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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