



25 Hoylake Court, Mickleover, Derby, DE3 0PT

£260,000

CHAIN FREE - This immaculate semi-detached property, located in a quiet cul de sac, features three bedrooms, a stylish open-plan kitchen, cosy lounge, and well-maintained gardens with a driveway and detached garage, making it an ideal home for families, first-time buyers, or investors.

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Summary Description

Presenting an immaculate, semi-detached property, currently listed for sale. This home is perfectly suited for first-time buyers, investors, or families looking for a place to call their own. Being situated in a quiet cul de sac, this property offers a peaceful living environment while benefiting from nearby schools, local amenities, green spaces, and walking routes.

The property boasts three well-proportioned bedrooms – two doubles and a single, making it an ideal family home. The stylish bathroom is well-fitted and complements the rest of the house's impressive interiors.

At the heart of the home is a stunning open-plan kitchen, complete with wood countertops, a breakfast bar, and space for dining. This kitchen is not only practical but also beautifully designed, offering views of and access to the garden, making it perfect for al fresco dining or watching the children play.

Adding to the living space is a cosy lounge, complete with a handy storage cupboard, creating an ideal setting for relaxing or entertaining.

Externally, the property is equally impressive with front and rear lawned gardens, providing a fantastic space for outdoor activities. The driveway can accommodate at least two vehicles, and the detached single garage comes with power, offering potential additional storage or workspace.

Unique features such as parking, garden, and the single garage set this property apart from the rest, making it a highly desirable acquisition. Don't miss this golden opportunity to own this fantastic property.

Entrance Hall

Having wood effect flooring and neutral decor with front aspect part obscure composite main entrance door, radiator.

Lounge

13'6" x 12'7" (4.12 x 3.84)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, cable point, tv point, telephone point, under stairs storage, radiator.

Kitchen/Diner

10'4" x 15'7" (3.17 x 4.77)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed window, rear aspect part obscure glazed upvc door to rear garden with side window, side aspect upvc double glazed window, a range of fitted wall and floor units to gloss finish with wood worktops, breakfast bar, inset lights to ceiling, tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances.

Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, access to roof space.

Bedroom One

13'6" x 8'11" (4.12 x 2.72)



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

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Bedroom Two

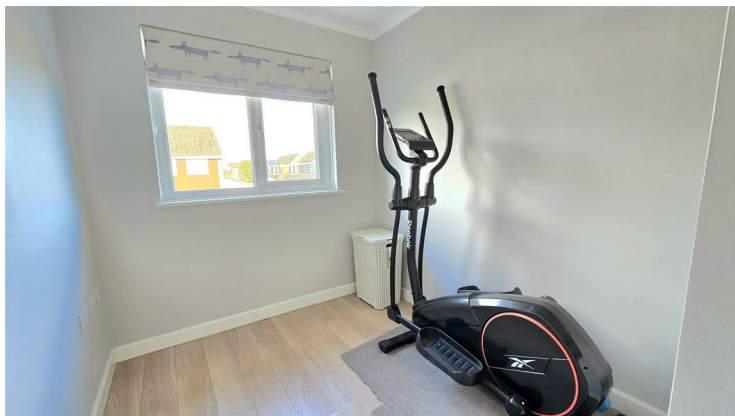
11'2" x 9'3" (3.41 x 2.84)



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

Bedroom Three

10'5" x 6'8" (3.18 x 2.05)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, over stairs cupboard, tv point, radiator.

Bathroom



Having ceramic tile effect flooring and neutral decor with rear aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, bathtub with chrome mixer tap and plumbed

shower over, vanity unit with inset wash hand basin having chrome monobloc tap, low flush wc, chrome heated towel rail.

OUTSIDE

Frontage and Driveway

To the front you will find a lawned garden with perimeter planting border. Parking is provided by the concrete/gravel driveway to the side, with space for at least two cars parked in tandem.

Garage



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

Rear Garden



A generous enclosed garden which has been attractively landscaped to provide a mixture of paved patio, lawn and established herbaceous borders.

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

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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 - Good, Vodafone - Great, Three - Great, EE - Great

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 area 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

For additional material information, please see the link:
<https://moverly.com/sale/Vs4zCPRegSvcU6NY3QdVCb/view>

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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 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: £1250pcm

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

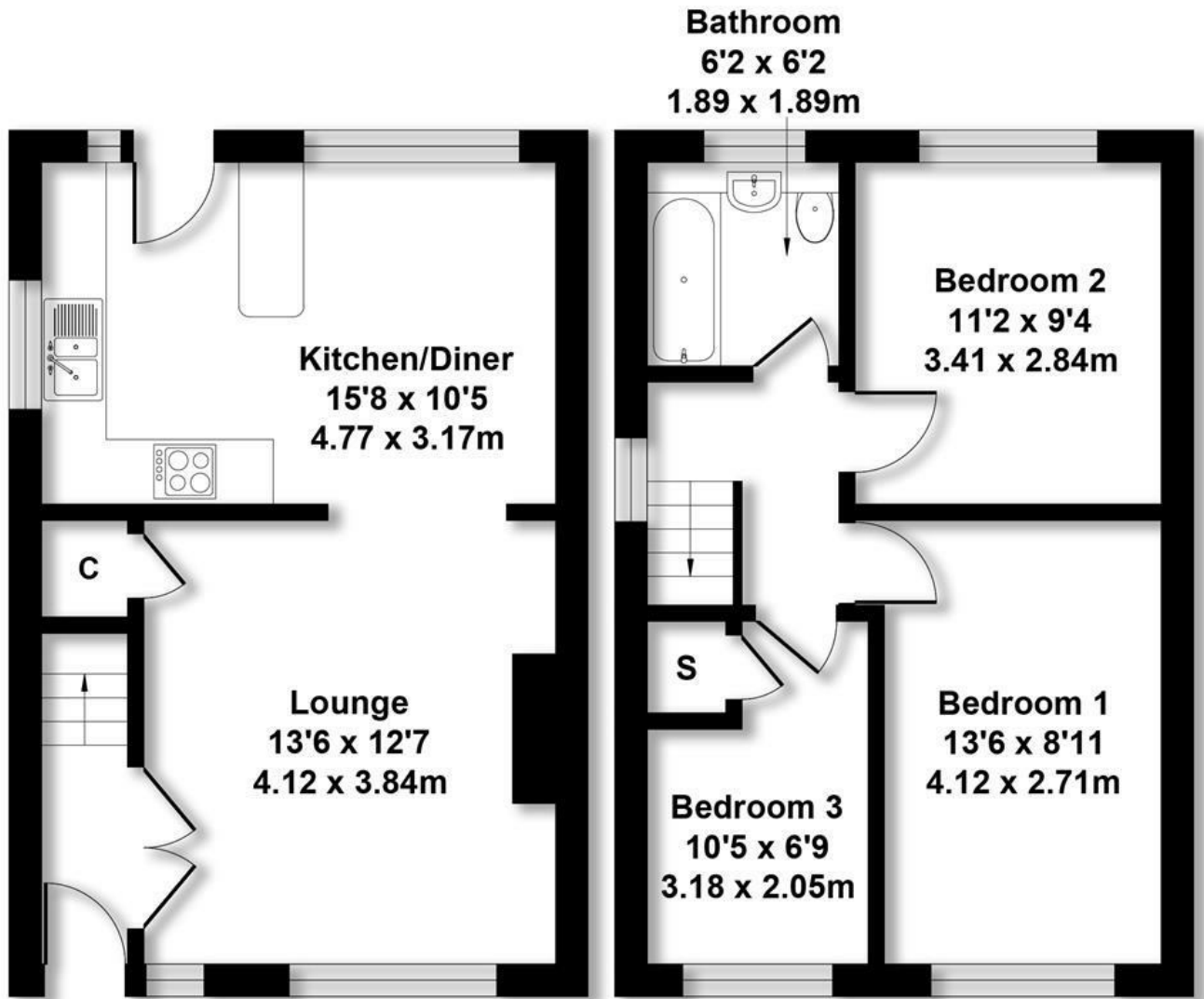
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Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

25 Hoylake Court

Approximate Gross Internal Area
764 sq ft - 71 sq m

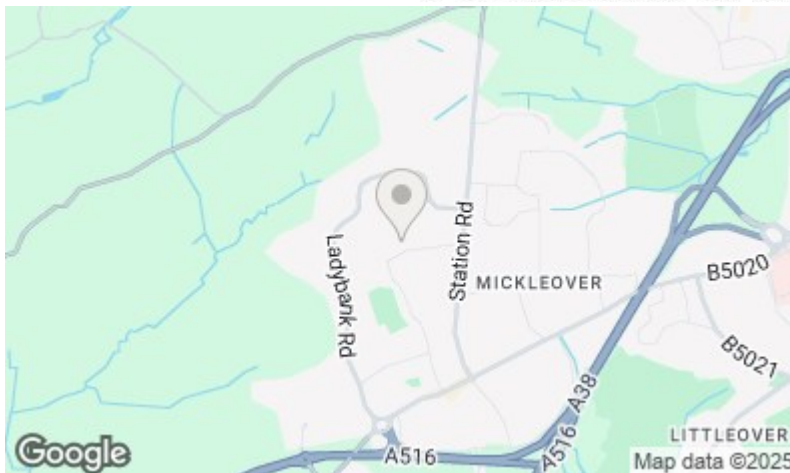


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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SCOFFIELD
STONE
estate agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			7490
(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	

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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