

# 2 Bed House - Townhouse

Price £190,000

 Duesbury Court, Mickleover Country Park, Derby, DE3 0UP



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Stylish Grade Two listed mews home situated at this prestigious and sought after enclave within the renowned Mickleover Country Park area of Derby. Gas central heating, UPVC double glazing. Reception hall, fitted kitchen, sitting room. On the first floor a landing leads to two double bedrooms (Principal bedroom with shower room en-suite) and family bathroom. Outside are manicured communal gardens, courtyard parking and garage. The property is sold leasehold with 100 years remaining of a 125 year lease. Annual service charge of £1135.00 with a ground rent of £50.00 per annum. Council tax band D. energy rating C.

## Reception Hall



Having composite and opaque double glazed entrance door, radiator, laminated wood effect floor, understairs storage cupboard and staircase to first floor.



## Guest Cloak Room/WC



Having white two piece suite comprising; low flush wc and wall mounted wash hand basin with laminated wood effect floor, radiator, tiled splash backs and extractor fan.

## Kitchen 11'1 x 6'8 (3.38m x 2.03m)



Having a range of shaker style fitted wall and base cupboards with laminated working surfaces, integrated fridge freezer, stainless steel four burner gas hob with twin electric fan assisted double oven and grill,

space and plumbing for automatic washing machine, tiled splash backs, radiator, extractor fan, concealed wall mounted Gloworm combination gas boiler providing instant domestic hot water and gas central heating and UPVC double glazed window to front aspect.

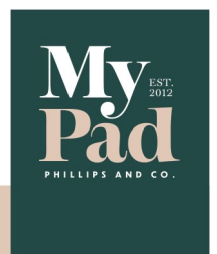


## Sitting Room 13'3 x 11'7 (4.04m x 3.53m)



Having laminated wood effect floor, three wall light points, coving to ceiling, two radiators, television and media connection points and UPVC double glazed picture window giving views to rear.

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## First Floor Landing



Having radiator.

**Bedroom One 11'7 x 11'2 maximum (3.53m x 3.40m maximum)**



Having radiator, television connection point, three wall light points, built in wardrobe and UPVC double glazed window to rear aspect offering delightful views. A door leads to the:-



## Shower Room/En Suite



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and walk in double tiled shower cubicle with mains fed shower.

**Bedroom Two 11'4 x 7'2 (3.45m x 2.18m)**



Having radiator, built in wardrobes and two UPVC double glazed windows to front aspect.



## Bathroom



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap, tiled splash backs, laminated wood effect floor, radiator, shaver socket and ceiling extractor fan.

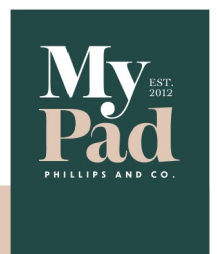


## Outside



The property stands in manicured ground at this highly prestigious address. To the front is a shrubbed and lawned area with car parking and garage, whilst at the rear there is communal gardens and delightful views.

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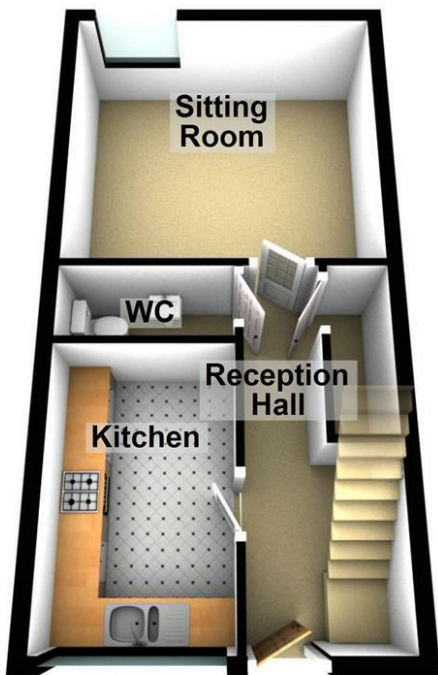
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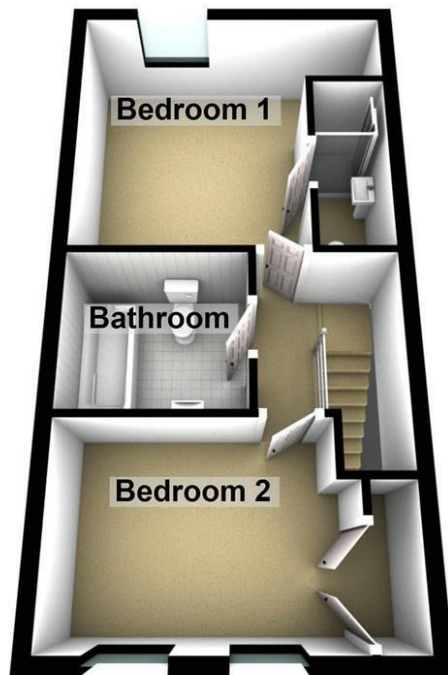
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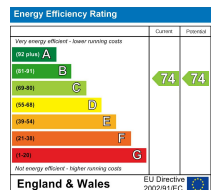
### Ground Floor



### First Floor



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