

2 Bed Bungalow - Detached

Price £295,000

 Oak Drive, Mickleover, Derby, DE3 9JB



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MY PAD GROUP

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SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN. A particular property of interest for anyone looking for a spacious detached bungalow in Mickleover. This delightful home has been thoughtfully extended throughout and offers immense potential to improve / extend further (Subject to local authority planning consents) Standing on a manageable mature west facing plot with ample car parking, leading to a detached double brick garage, the property occupies a quiet cul de sac position close to the local shops, bus routes and amenities. A full inspection is absolutely essential to appreciate the location and size of accommodation. Gas centrally heated with UPVC double glazing. In brief; reception hall, sitting room, separate dining room, kitchen, rear conservatory, two bedrooms and bathroom. The property is sold freehold. Council tax band C. Energy rating E.

Recessed Entrance Porch

Having UPVC double glazed entrance door and opaque internal door leading to the:-

Reception Hall

'L' shaped and having access to roof space, full height cloaks cupboard and BT connection point.

Kitchen 11'4" x 7'9" (3.47 x 2.38)



Having a range of oak fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, inset stainless steel sink top with side drainer, hot and cold mixer tap, plumbing for automatic washing machine, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, space and plumbing for dish washer, recessed storage areas, UPVC double glazed window to side aspect and timber internal door leading to the:-



Lean To / Conservatory 11'8" x 7'10" (3.56m x 2.39m)

Having radiator and glazed French doors to both side and rear aspects, giving views and access over the private rear garden.

Sitting Room 12'11" x 11'2" (3.96 x 3.41)



Having a random dressed grit stone fire surround with coal effect living flame fire, television connection point, two wall light points, coving to ceiling, radiator and double glazed sliding patio doors to rear garden. Twin glazed butler doors lead to the:-



Dining Room 15'2" x 11'2" (4.63 x 3.41)



Having radiator, coving to ceiling, double wall light point, UPVC double glazed window to front aspect and double glazed sliding patio doors to rear garden.

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Bedroom One 13'6" x 10'1"
(4.12 x 3.08)



Having a range of built in wardrobes, radiator and UPVC double glazed bow window to front aspect,

Bedroom Two 10'6" x 8'10"
(3.21 x 2.70)



Having radiator and UPVC double glazed oriel bay window to front aspect.

Bathroom



Having a three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with electric shower over, complimentary ceramic tiled walls with contrasting vinyl floor, radiator and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a rarely available position, at this sought after residential address, occupying a quiet cul-de-sac with easy access to the local shops. Sited on a sizeable south facing mature plot, a block paved driveway to the front and side gives car standing space for approximately 4/5 cars. This in turn leads to the detached double brick garage, measuring internally 5.04 x 4.87, having feature electronic motorised up and over door, pitched tiled roof space, side personal door and supplied with power and light. To the side is a wooden access gate which leads to the private mature rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, deep filled mature shrubbed

borders, kitchen garden area with an aluminum greenhouse,



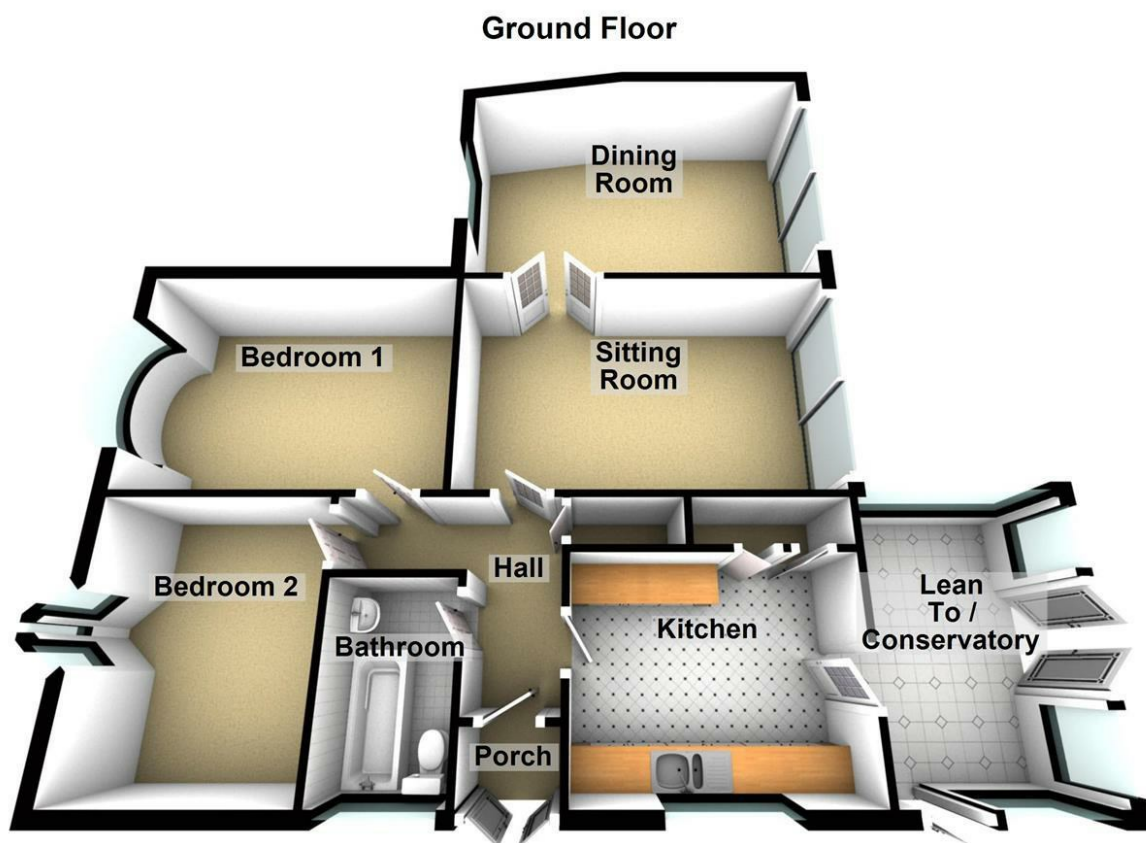
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			65
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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