

## 3 Bed House - Semi-Detached

Price £230,000

 Sandown Avenue, Mickleover, Derby, DE3 0QQ



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A thoughtfully extended semi detached family home, occupying a sizeable plot with large garage and situated in this highly popular locality. This well cared for home offers immense potential to improve or extend further (subject to planning consent). Gas central heating with UPVC double glazing. In brief; entrance porch, open plan sitting room, separate dining room, sizeable breakfast kitchen. On the first floor a landing leads to three bedrooms and bathroom. Outside are mature gardens, ample parking and detached garage. The property is sold freehold. Council tax band C. Energy rating. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Brick Entrance Porch

Having UPVC double glazed windows with matching entrance door. A double glazed sliding patio door leads to the:-

## Open Plan Sitting Room 16'8" x 12'11" (5.09 x 3.95)



Having a random dressed grit stone fire surround with marble hearth and matching mantle shelves, recessed coal effect living flame fire, understairs storage, double radiator, two wall light points, UPVC double glazed bow window to front aspect and staircase to first floor. An open arch leads to the:-



## Dining Room 16'9" x 10'9" (5.11 x 3.29)



Having a radiator, UPVC double glazed window to side aspect and multi paned internal door leads to the:-

## Breakfast Kitchen 16'0" x 9'1" (4.88 x 2.77)



Having a range of wall and base cupboards with laminated working surfaces, matching breakfast bar, inset stainless steel gas hob with electric oven and grill, canopy extractor hood with down lighter, UPVC double glazed windows with UPVC opaque double glazed door to rear garden.

## First Floor Landing

With access to roof space, radiator and UPVC double glazed window to side aspect.

## Principal Bedroom 12'9" x 9'4" (3.90 x 2.85)



Having a range of built in bedroom furniture, radiator and UPVC double glazed window to front aspect.

## Bedroom Two 10'4" x 9'5" (3.15 x 2.89)



Having a recessed wardrobe, airing cupboard, radiator and UPVC double glazed window, offering views over woodland to the rear.

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## Bedroom Three 9'7" x 6'6" (2.93 x 1.99)

Having a bulk head storage cupboard, radiator and UPVC double glazed window to front aspect.

walk and is enclosed by close panelled fencing, laid to a low maintenance design with gravelled and patio area, shrubbed borders, cold water tap and garden lighting.

## Shower Room



Having white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and walk in wet area with chrome mains fed shower, frameless glass shower screen, melamine panelled walls, chrome heated towel rail, fitted mirror and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a sizeable mature plot, at this popular residential address. To the front is a lawned fore garden with an adjacent tarmac driveway, giving car standing space for several cars and leading to the larger than average concrete sectional garage, measuring internally 5.72 x 3.36, having up and over door and supplied with power and light. The private rear garden over looks the nearby nature

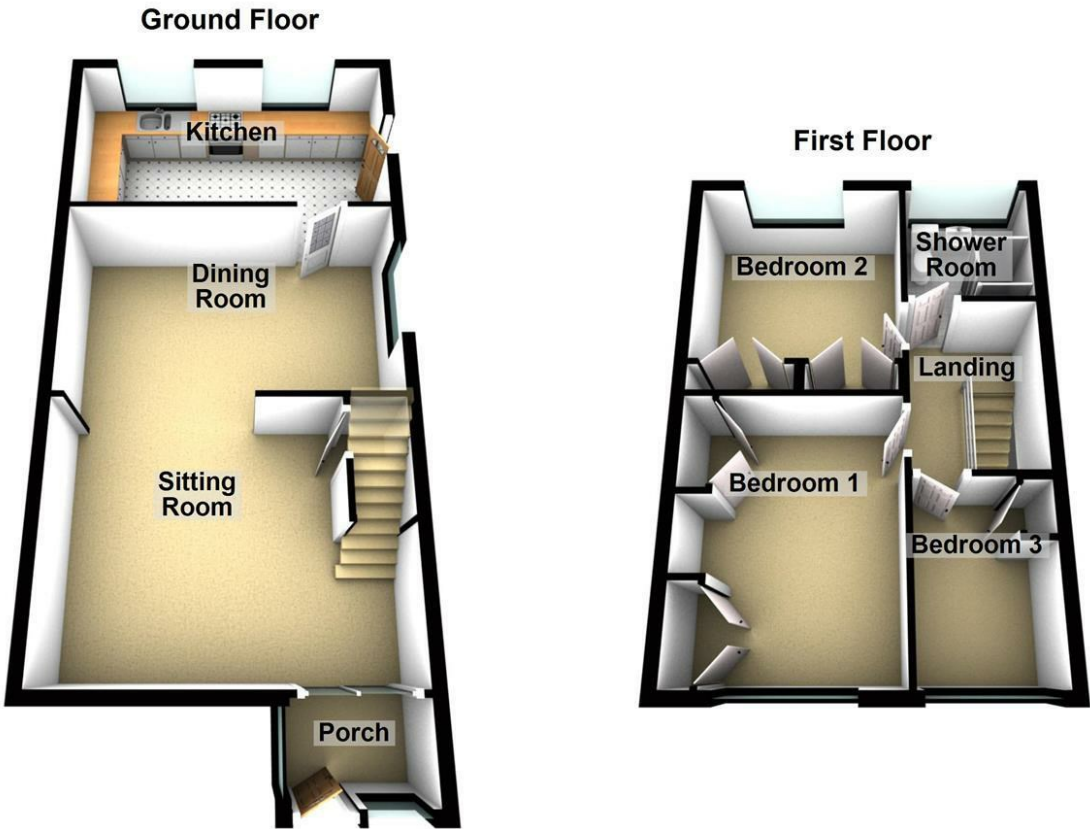
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) <b>A</b>			
(31-35) <b>B</b>			
(27-31) <b>C</b>			
(23-27) <b>D</b>			
(19-23) <b>E</b>			
(15-19) <b>F</b>			
(11-15) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	