

Saxondale Avenue

Mickleover, Derby, DE3 0SF



A delightfully presented, four-bedroomed detached Family Home, enjoying a corner plot, in a well-established and sought-after residential location, within easy access of an excellent range of amenities available within Mickleover.

£335,000



John German

A detached family home, which has been the subject of an extensive scheme of modernisation and refurbishment over recent years, with early internal inspection highly recommended. Requiring internal inspection to be fully appreciated, the property benefits from gas central heating, uPVC double glazing, and security alarm, and briefly comprises: -

Location - The property enjoys a desirable and well-established residential location, which comprises only seven properties, with open fields to the end of the cul-de-sac, and access to the former railway track affording picturesque walks between Mickleover and Etwell. The property enjoys a corner plot with frontage to Saxondale Avenue and flank-frontage to Inglewood Avenue, in the popular suburb of Mickleover, well served by an excellent range of local amenities, together with a regular bus service to Derby city centre via the Royal Derby Hospital, and ease of access to good road communications via the A50, A38, and A52. The property is also within highly regarded Primary and Secondary school catchments.

Directions - When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road towards Mickleover, over the ring road traffic lights, straight on at the Royal Derby Hospital traffic island, and through the cross-roads traffic lights and flyover traffic lights into the centre of Mickleover, then at the mini roundabout turn right onto Station Road, and after approx. 0.5-miles turn left into Inglewood Avenue, following the road round to find Saxondale Avenue the third turning on the right-hand side.

What 3 Words /// pose.sank.empire

Viewings
Strictly by prior arrangement with the agents.

Accommodation
Canopy Entrance Porch - Having modern composite double glazed entrance door opening to the: -

Entrance Hall - Having attractive Oak internal doors, tiled floor, central heating radiator, and stairs to the first floor with understairs store.

Cloaks/WC - Having modern white sanitary ware comprising, low-level WC with concealed cistern, and wash hand basin in vanity unit with cupboards under, together with half-tiled walls, and uPVC double glazed window.

Front Lounge (16'4" x 11'7") - Having wide uPVC double glazed bay window to the front, feature panelled wall, and central heating radiator.

Open-Plan Living Dining Kitchen (24'2" x 8'4") - Designed for 'modern contemporary living', and comprising: -

Dining Area - Having double glazed bi-fold doors to the garden, four ceiling downlighters, tiled floor, and opening to the: -

Kitchen Area - Having been refitted with modern units comprising, one double base unit, four single base units, larger unit, drawers, one double wall unit, and three single wall units, together with one-and-a-half bowl single-drainer sink unit, integrated gas hob with extractor hood and light, integrated electric double oven, integrated dishwasher, ample natural-wood work surface areas with tiled splashbacks, uPVC double glazed window, eight ceiling downlighters, and central heating radiator.

Rear Porch - Having uPVC double glazed door to the rear garden, and modern composite door to the front.

Utility/Laundry Room (8'3" x 8'2") - Having work surface with appliance space under, uPVC double glazed window, and access door to the front store of the former garage.

FIRST FLOOR
Landing - Having access to the loft space.

Bedroom One (14'6" x 8'7") - Having uPVC double glazed window, central heating

radiator, and built-in boiler/airing cupboard housing a modern Vaillant gas-fired combination boiler providing domestic hot water and central heating.

Front Bedroom Two (11'10" x 9'7") - Having uPVC double glazed window, and central heating radiator.

Rear Bedroom Three (8'6" x 7'7") - Having uPVC double glazed window, and central heating radiator.

Rear Bedroom Four (8'7" x 7'9") - Having built-in wardrobe, uPVC double glazed window, and central heating radiator.

Bathroom - Having modern white sanitary ware comprising, panelled bath with shower mixer taps, low-level WC, wash hand basin in vanity unit with cupboards under, and walk-in shower enclosure with rain and handheld shower fittings, together with tiled walls, tiled floor, five ceiling downlighters, deep heated ladder-style towel rail, and uPVC double glazed window.

OUTSIDE

Front Garden - The property enjoys a corner plot, with front garden having lawns, and shrub border, together with double-width block-paved driveway affording twin car standing spaces and leading to the: -

Former Garage - Now converted and comprising: -

Front Store (8'8" x 8'4") - Having roller door, and door to the rear to the utility/laundry room.

Rear Garden - Mature rear garden, enclosed by fencing for privacy, and being approx. 50-feet in depth with paved patio and pathways, lawns, and flower and shrub borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

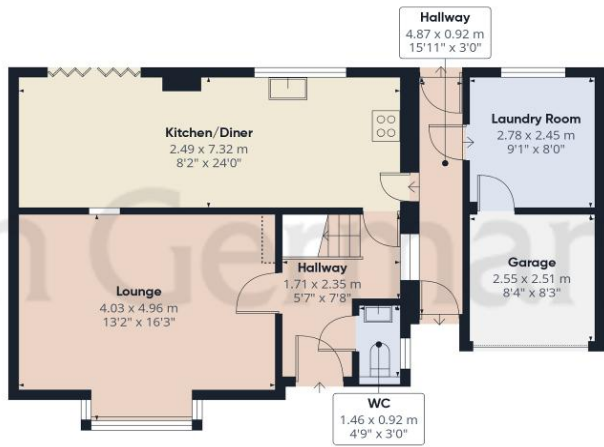
Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

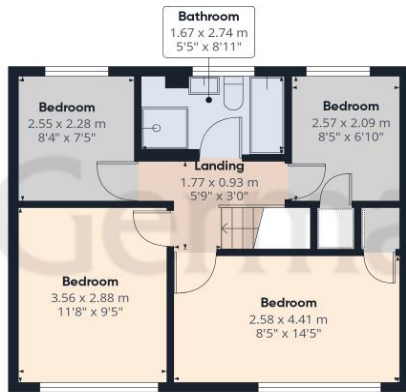
Our Ref: JGA/14082026

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Ground Floor



Floor 1

Approximate total area^m

104 m²
1118 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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TRADING STANDARDS UK

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Agents' Notes

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