



## 33 Chestnut Avenue, Mickleover, Derby, DE3 9FS

**£425,000**



Enjoying a splendid position and plot, this is a three double bedroom detached family home offering excellent potential for improvement and extension (STPP) with two garages and a delightful private westerly facing garden.



# 33 Chestnut Avenue, Mickleover, Derby, DE3 9FS

£425,000



The property is attractively offered for sale with no chain and immediate vacant possession.

This very well kept home provides UPVC double glazed and gas centrally heated accommodation which comprises, entrance hallway, WC, lounge, extended dining/sitting room, kitchen, large utility room and conservatory. To the first floor are three double bedrooms, two with fitted furniture and four piece bathroom.

Externally there is a double width driveway leading to two garages and a pleasant front garden. To the rear is a delightful westerly facing garden with patio, lawns, summer house, established planting, side storage area with greenhouse and shed.

Mickleover is a popular suburb having an impressive range of local shopping and service amenities including supermarket, reputable schooling, popular pubic houses, restaurants and cafes. Nearby is the Derby Royal Hospital, city centre, A38 and A50 road networks.

A superb property with excellent potential positioned on this leafy avenue location.

## ACCOMMODATION

### GROUND FLOOR

Entering the property through an original timber panelled door into:

### ENTRANCE HALLWAY

With attractive original wooden panel flooring, stairs lead to the first floor, cloaks store cupboard, radiator.

### WC

Appointed with a low-level WC with concealed system, wash hand basin sat on a vanity unit, extractor fan.

### LOUNGE

14'3" x 11'11" (4.34m x 3.63m)

A cozy lounge having a front facing UPVC double glazed bay window with matching bay radiator, stone effect fireplace and surround with an inset gas fire, media connections and double opening internal doors into:

### DINING/SITTING ROOM

15'8" x 11'11" (4.78m x 3.63m)

A spacious reception room with ample space for dining and lounge furniture, UPVC double glazed sliding doors give easy access to the rear garden, radiator, door into:

### KITCHEN

13'4" x 8'8" (4.06m x 2.64m)

Also accessed from the hallway. Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate works surfaces and tiled walls, double electric oven, hob and extractor fan, space for a dishwasher and undercounter fridge, additional built-in pantry store, inset ceiling spotlights and twin UPVC double glazed windows overlooking the rear garden.

## UTILITY ROOM

13'3" x 8'6" (4.04m x 2.59m)

A generously proportioned utility room having a further range of fitted kitchen units, laminate work surfaces, stainless steel sink and drainer plumbing for a washing machine and space for further appliances, under stairs store cupboard, integral access to garages.

## CONSERVATORY

12'1" x 8'9" (3.68m x 2.67m)

A timber framed conservatory with glazed windows and sliding doors to the garden, pitched ceiling, tiled floor.

## FIRST FLOOR

### LANDING

Naturally lighted with a large side UPVC double glazed window, airing cupboard, loft access.

### DOUBLE BEDROOM ONE

14'5" x 11'6" (4.39m x 3.51m)

A spacious principal bedroom having fitted wardrobes, ample space for all bedroom

furniture, front facing UPVC glazed window, radiator.

### DOUBLE BEDROOM TWO

11'11" x 8'11" (3.63m x 2.72m)

A further spacious double bedroom also having fitted wardrobes, chest of drawers, over-bed cabinets and a built-in cupboard, rear facing UPVC double glazed window overlooking the garden, radiator.

### DOUBLE BEDROOM THREE

14'1" x 10'5" (4.29m x 3.18m)

A further spacious double bedroom having a front facing UPVC double glazed dormer window, and ample space for all bedroom furniture, radiator.

### BATHROOM

10'6" x 5'11" (3.20m x 1.80m)

A spaciouly appointed four piece bathroom suite comprising a panelled bath, separate shower cubicle with mains chrome shower, wash hand basin sat on a vanity unit and low level WC, tiled walls, inset ceiling spotlights, two UPVC double glazed windows, chrome towel radiator.



## GARAGES

Twin garages with double opening doors, power and light, connected internally with a dividing wall.

### GARAGE ONE

18'7" x 9'2" (5.66m x 2.79m)

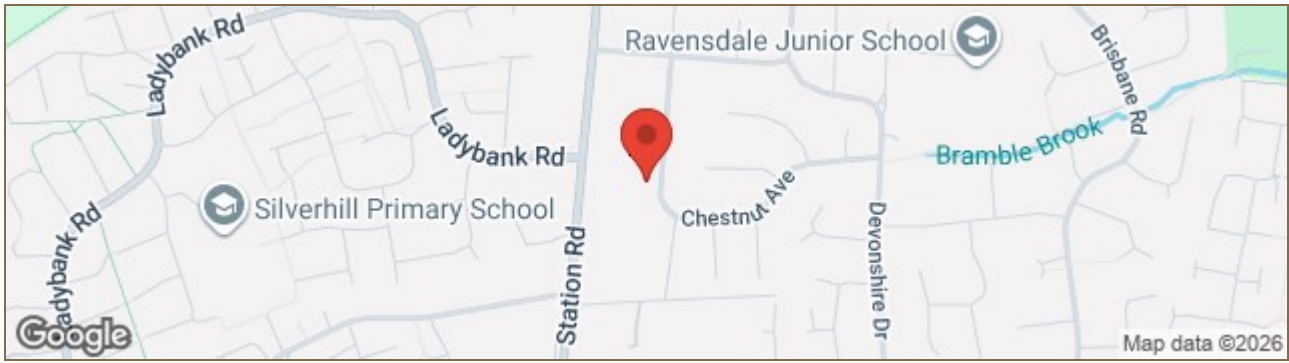
### GARAGE TWO

15'8" x 8'1" (4.78m x 2.46m)

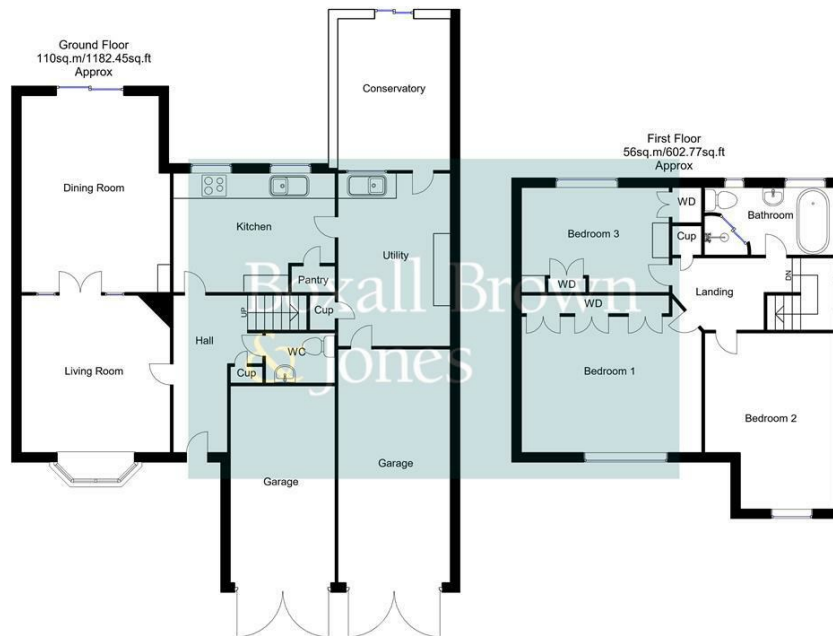




## Road Map



## Floor Plan



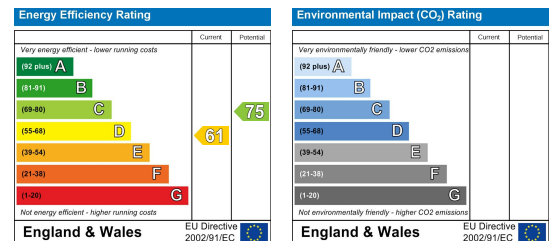
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## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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