HOPKINS & DAINTY
ESTATE AGENTS









Milton Close, Derby, DE3 0QN

£240,000

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this well presented bungalow in the popular Derby suburb of Mickleover. Standing on a generous garden plot with ample off road parking.

The accommodation comprises: side entrance hallway, a good size lounge/dining room with a feature fireplace; fitted kitchen, two rear bedrooms (both with fitted wardrobes) and a bathroom with a three piece suite, including an over bath shower. A particular feature of this property is the spacious garden/plot which allows for a double width front driveway, front lawn garden, side car port, detached garage, side garden with an outside conservatory and a rear lawn garden. The property also has gas central heating and double glazing and is well worth viewing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door with a double glazed side panel. Having a radiator, cloaks cupboard and coving to the ceiling. Access to the loft space via a pull down ladder, the loft is part boarded providing useful storage space. Doors leading off.

Lounge/Dining Room 19'6" x 11'7" (5.96 x 3.54)



Generous sitting room with a feature fireplace and coal effect gas fire with a back boiler. Radiator, coving to the ceiling and a full height leaded light double glazed front bay window.

Kitchen 8'8" x 7'6" (2.65 x 2.30)



Fitted range of base and wall units with worktops and an inset one on a quarter sink and drainer with a mixer tap. Space for appliances including plumbing for a washing machine. Tiled flooring and splashbacks, a radiator, coving to the ceiling and a leaded light double glazed front window and side access door.

Bedroom 1 12'2" x 10'4" (3.71 x 3.17)



Measurements include the wardrobes.
Fitted range of floor to ceiling wardrobes with mirror sliding doors. A radiator, coving to the ceiling and a double glazed rear window.

Bedroom 2 8'10" x 7'9" (2.71 x 2.37)



Measurements include the wardrobes.
With fitted wardrobes and a drawer unit. Radiator, coving to the ceiling and a double glazed rear window.

Bathroom 7'5" x 7'2" (2.27 x 2.20)



Measurements include the cupboard.
Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Tiled walls, a radiator, airing cupboard housing the hot water cylinder and a double glazed side window.

Front Garden



Front lawn garden with borders and a hedge and fence boundary.

Front Driveway



To the front of the property there is a double width paved driveway providing off road parking and access to the car port.

Car Port



Useful gated car port providing covered parking with an

outside tap. Access to the gardens and garage

Garage 20'0" x 9'8" max. (6.10 x 2.95 max.)

With electric light and power.

Side Garden



Attractive side lawn garden with borders and a single glazed garden conservatory and shed to the rear.

Garden Conservatory 10'7" x 8'2" max (3.25 x 2.50 max)



Rear Garden



Lawn garden with a patio seating area, fence and wall boundary.

Important Note to Buyers

Under the Estate Agents Act 1979, potential buyers are informed that the seller is related to a member of staff at Hopkins & Dainty Sales & Lettings Ltd.

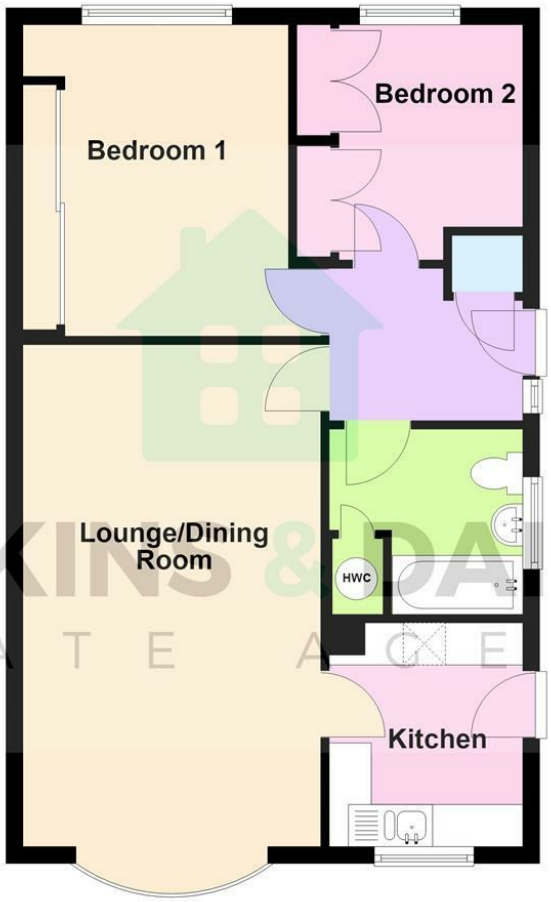
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Floor Plan

Approx. 58.3 sq. metres (627.3 sq. feet)



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Total area: approx. 58.3 sq. metres (627.3 sq. feet)

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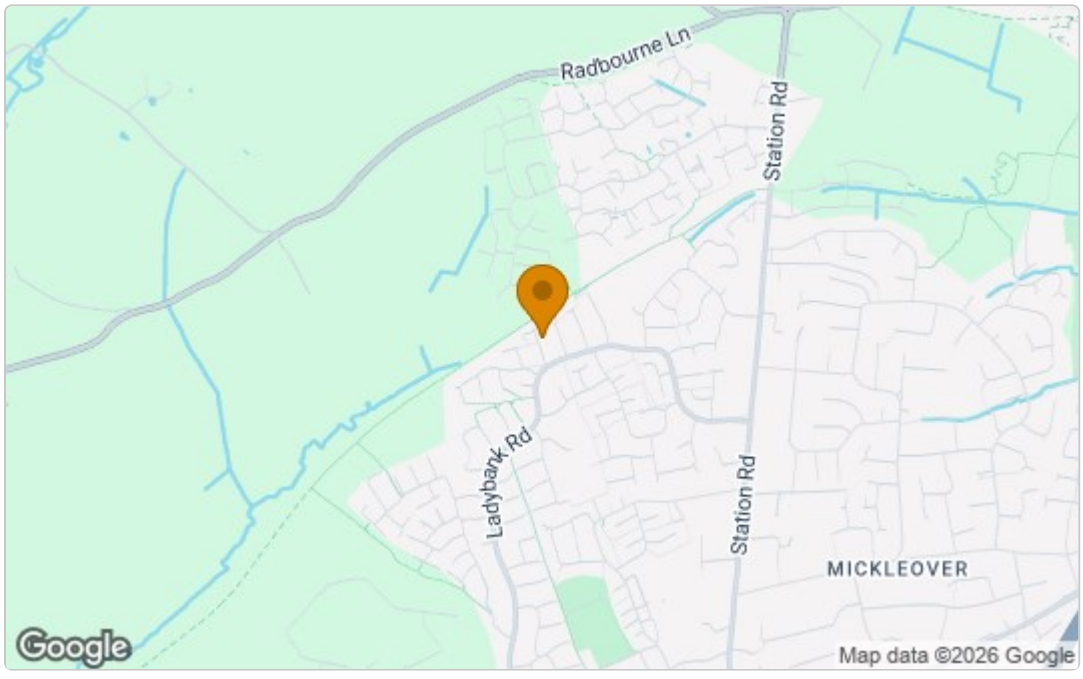
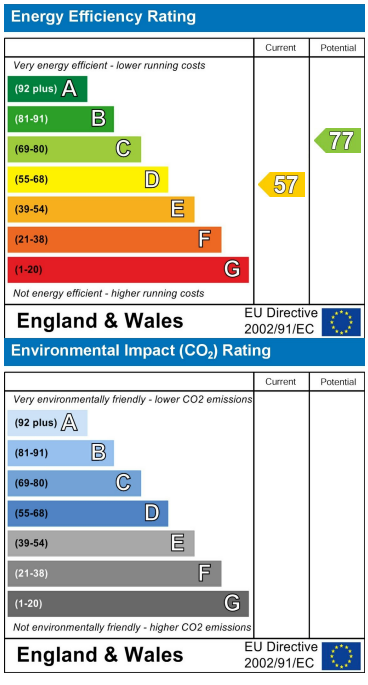
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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