Home 2 Sell

Quality Service For Less

5 Hartington Way

Mickleover, Derby, DE3 9BH

Offers In The Region Of £415,000

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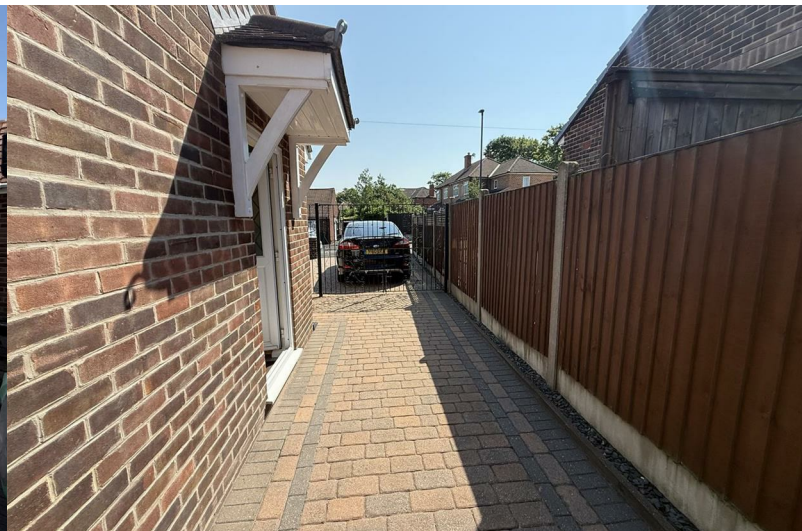


Occupying a popular and convenient location is this attractive and sympathetically extended executive detached bungalow residence representing an ideal opportunity for the discerning purchaser looking to acquire a spacious versatile and beautifully presented accommodation, situated in a much sought after area of Mickleover Derby. The property has gated access to a generous driveway leading to a detached double garage with low maintenance fore garden. The property sits in a prominent position having a generous driveway with gated access leading to a detached double garage and a low maintenance fore garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect being well established with a lawn area, gravel area with patio and timber summer house. The property is finished to a high standard offering well equipped and proportioned living accommodation along with the benefit of sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal an entrance porch, hallway, lounge with feature fireplace, dining room/bedroom, fitted kitchen, utility/porch, conservatory, two further double bedrooms and a family shower room having a three piece suite. Viewing Essential.

Entrance Porch

The property is entered via PVCu double glazed doors, ceramic tile flooring and ceiling light.

Hallway

Having glazed double doors, coving to the ceiling, ceiling light, useful storage cupboard and central heating radiator.

Lounge

14'6" x 10'3" reducing 10'2" (4.42m x 3.13m reducing 3.10m)

Having a walk in bay PVCu double glazed window to the front elevation, PVCu double glazed bow window to the side elevation, coving to the ceiling, ceiling rose and light. The focal point of the room is an electric fire set on a raised marble hearth with matching back drop and Adam style surround. Television Point.

Dining Room/ Bedroom Three

12'0" x 9'6" reducing 7'10" (3.66m x 2.91m reducing 2.41m)

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator , coving to the ceiling and ceiling light.

Kitchen

15'0" x 8'6" reducing 4'7" (4.59m x 2.61m reducing 1.40m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with chrome swan neck mixer tap. Integrated double fan assisted oven and gas four ring hob with extractor over. Space for a fridge space for a freezer, space for a dishwasher and space and plumbing for an automatic washing machine. Complimentary splash back tiling, cupboard housing the BAXI gas combination boiler which services the domestic hot water and central heating system. Ceramic tiled flooring, two PVCu double glazed windows to the rear garden aspect, central heating radiator, coving to the ceiling and light.

Utility/ Porch

5'1" x 2'11" (1.57m x 0.91m)

Having a storm porch canopy with a PVCu door having glazed insert to the side access, ceramic tiled flooring, eye level cupboard and space for a tumble dryer.

Bedroom One

11'0" x 13'11" (3.36m x 4.25m)

Having fitted wardrobes with matching cupboards and drawers, PVCu double glazed window, PVcu door with glazed insert, central heating radiator, coving to the ceiling, ceiling rose and light.

Conservatory

8'9" x 13'7" (2.69m x 4.15m)

Being of PVCu sealed unit construction with a glazed roof system on a brick base. Having ceramic tiled flooring, PVCu double glazed French doors to the rear garden aspect, electric wall mounted heater and ceramic tiled flooring.

Bedroom Two

10'8" x 7'10" extending 10'9" (3.26m x 2.39m extending 3.30m)

Having a PVCu double glazed window to the side elevation, central heating radiator, coving to the ceiling and light. Fitted wardrobe with matching drawers and cupboards.

Family Shower Room

Having a fitted three piece suite comprising of a concealed cistern WC with vanity hand wash basin with fitted cabinet cupboards and a tiled shower enclosure having an electric Mira shower. PVCu double glazed opaque window, complimentary wall tiling, extractor fan and central heating radiator.

Outside

The property sits in a prominent position having a generous driveway with gated access leading to a detached double garage and a low maintenance fore garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect being well established with a lawn area, gravel area with patio and timber summer house.

Garage

16'9" x 17'8" (5.11m x 5.40m)

Having an up and over door, power and light. PVCu door and window.

Area

The property is positioned in the ever popular area of Mickleover which enjoys a wealth of local amenities including the Mickleover Shopping Precinct, Tesco Supermarket, Boots Pharmacy and Sainsbury's Local.

Mickleover offers an array of dining options from 'The Binary', renowned for its welcoming ambiance, to the 'Hole in The Wall' with its extensive array of craft beers.

With excellent transport links, including nearby access to the A516 and A38, residents can effortlessly explore the wider Derby area or commute to neighbouring cities. Whether you're running errands, enjoying a leisurely day out, or simply unwinding in the comfort of your home, Mickleover provides the perfect backdrop for a vibrant and convenient lifestyle.

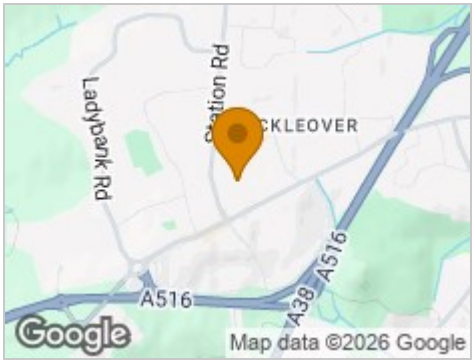
Directional Note

The approach from Derby city centre is to proceed out of town along Curzon Street joining Uttoxeter New Road proceeding out of town south west passing the Royal Derby Hospital and eventual turn right onto Cavendish Way, left into Burlington Way and right into Hartington Way where the property will be located.

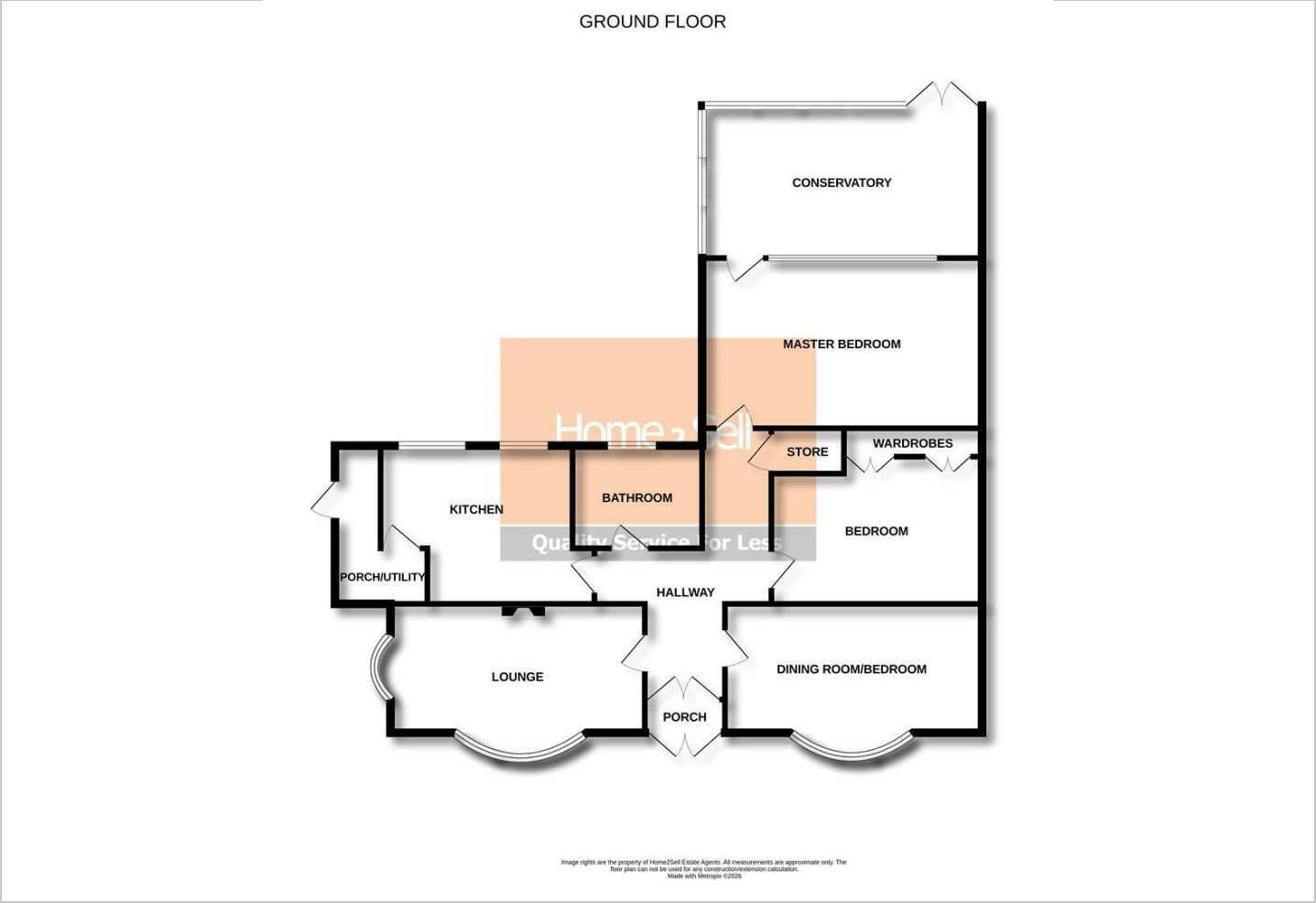
Road Map

Hybrid Map

Terrain Map



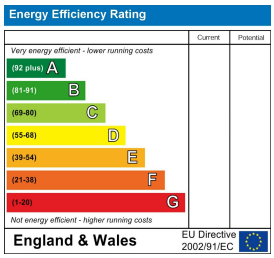
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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