

HOBART CLOSE, MICKLEOVER, DERBY

PRICE £290,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO HOBART CLOSE

THREE BEDROOM SEMI-DETACHED HOME WITH WEST-FACING GARDEN AND GARAGE – NO UPWARD CHAIN – Situated within a quiet cul-de-sac in the popular residential area of Mickleover, this attractive three-bedroom semi-detached home offers generous accommodation, excellent outdoor space and a practical layout, making it an ideal choice for couples, first-time buyers and growing families.

The property benefits from a spacious through lounge/diner, providing two distinct areas for relaxing and entertaining, with attractive bay windows and garden access adding to the appeal. Upstairs, there are three well-proportioned bedrooms, including an impressive principal bedroom with a large bay window, alongside a modernised shower room finished with brushed brass fittings and a rainfall shower.

Externally, the property offers driveway parking for at least two vehicles, a separate garage and a particularly generous west-facing rear garden. With a recently replaced boiler carrying a 10-year warranty and the benefit of no upward chain, this is a home offering both space and practical benefits in a well-established location.

THE DETAIL

The Detail
Upon entering the property, the hallway provides a welcoming introduction, featuring laminate flooring, stairs rising to the first floor and a useful understairs storage cupboard. Positioned towards the rear is the kitchen, which overlooks the garden and provides space for an oven, washing machine and tall fridge freezer. A convenient side door offers direct access outside.

The through lounge/diner is a particularly appealing feature, with a wide archway creating a natural separation between the two spaces. The lounge benefits from laminate flooring, a bay window allowing plenty of natural light and a chimney breast with space for a fire. Moving through to the dining area, there is a further chimney breast and patio doors opening directly onto the rear garden, providing a lovely setting for entertaining and everyday family life.

Upstairs, the landing provides access to the loft, together with an additional storage cupboard. The principal bedroom is an excellent-sized double, with a substantial front-facing bay window creating additional floor space. Bedroom two is another generous double, featuring wooden sliding wardrobes, whilst bedroom three is a well-proportioned single with a useful storage cupboard above the staircase.

The modernised shower room features a large shower enclosure with mains-fed shower, brushed brass fittings and a rainfall shower head. There is also a wash basin with brushed brass tap and vanity storage beneath, complemented by vinyl flooring and a traditional-style radiator.

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Further benefits include a boiler installed approximately a year ago, with the remainder of its 10-year warranty.

Outside, the front provides a driveway with parking for at least two vehicles, alongside a separate single garage with electric. The rear garden is a fantastic size, predominantly laid to lawn with established borders, a patio seating area and wooden shed. West-facing and enjoying a good degree of privacy, it offers excellent outdoor space to enjoy throughout the afternoon and evening.

Mickleover is a popular residential suburb of Derby, offering a fantastic selection of everyday amenities, including supermarkets, independent shops, cafés, pubs and restaurants. The area is well served by local schools, recreational facilities and green spaces, whilst Derby city centre, the Royal Derby Hospital and major road networks are all accessible, making this a convenient location for a variety of buyers.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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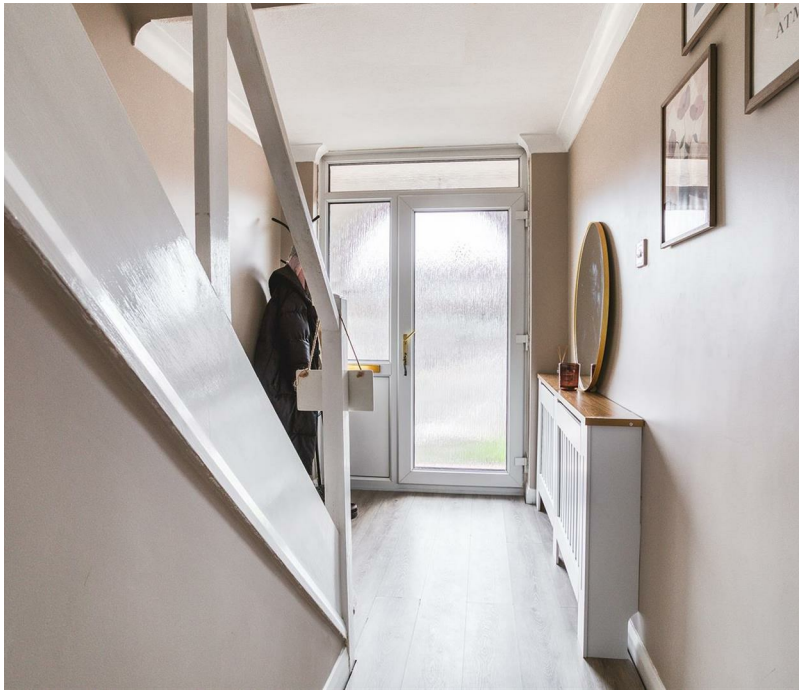














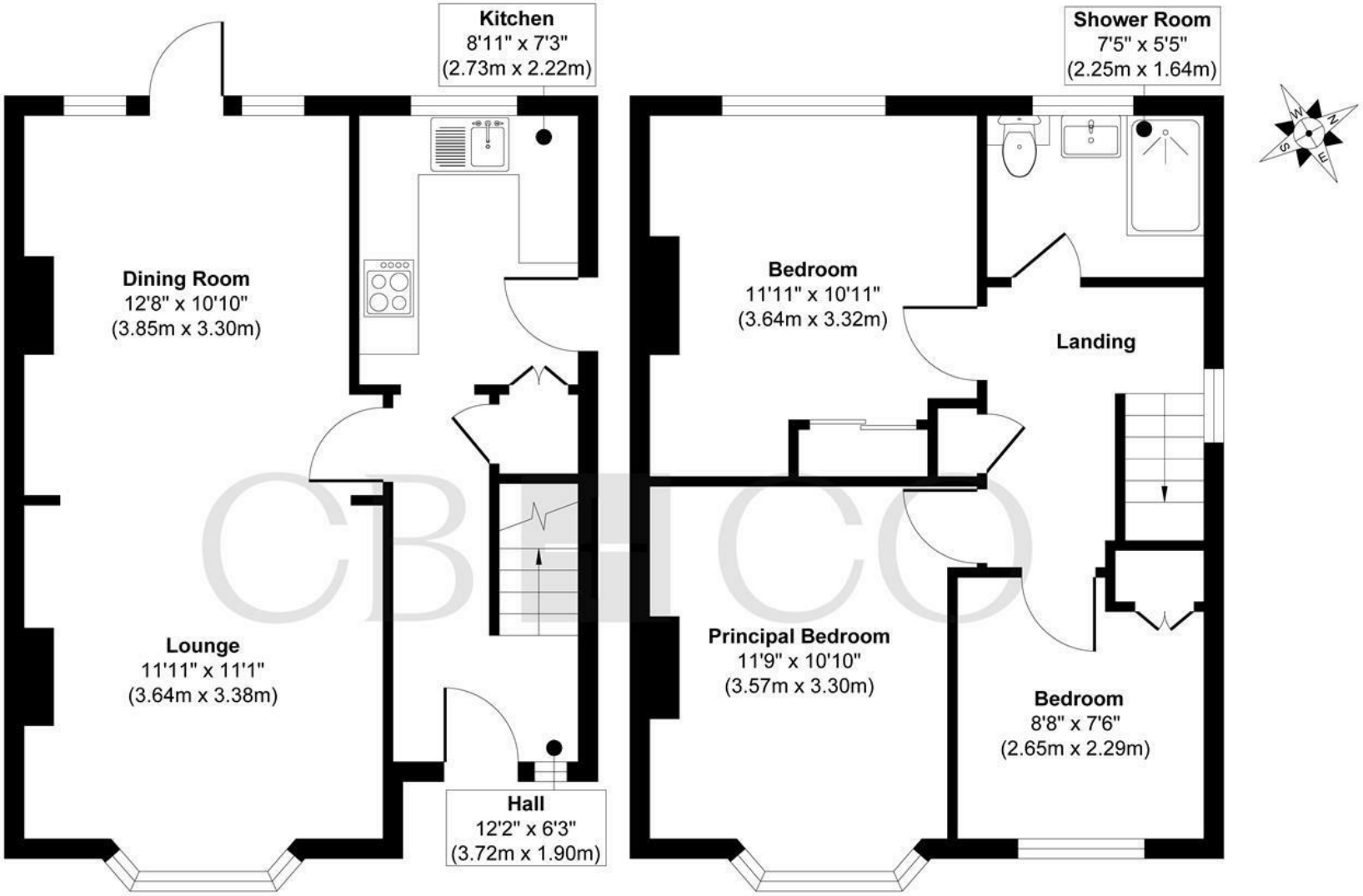







Panasonic

Hobart Close



Ground Floor
Approximate Floor Area
432 sq. ft
(40.17 sq. m)

First Floor
Approximate Floor Area
449 sq. ft
(41.72 sq. m)

Approx. Gross Internal Floor Area 881 sq. ft / 81.89 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

881.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Three Bedroom Semi-Detached Property In A Popular Residential Location
- No Upward Chain
- Situated Within A Quiet Cul-De-Sac
- Spacious Through Lounge/Diner With Wide Archway
- Rear Kitchen With Garden Outlook And Side Access
- Large Principal Double Bedroom With Bay Window
- Modernised Shower Room With Brushed Brass And Rainfall Fittings
- Recently Replaced Boiler With 10-Year Warranty
- Driveway Parking For At Least Two Vehicles And Separate Garage
- Generous Private West-Facing Rear Garden With Patio And Lawn

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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