



32 Wilson Close, Mickleover, Derby, DE3 0DT

£188,500

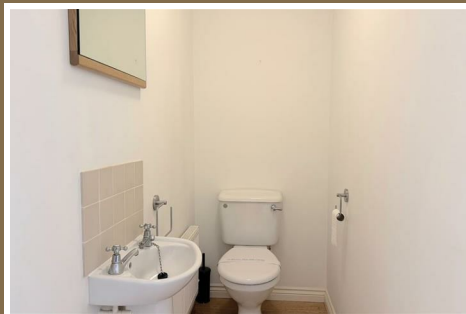


A brilliant first time buyer opportunity to acquire a freshly decorated, modern mid-townhouse with two bedrooms, smartly presented kitchen and bathroom being attractively offered for sale with no upward chain.



32 Wilson Close, Mickleover, Derby, DE3 0DT

£188,500



Enjoying a delightful front aspect over a public open space, this modern townhouse provides gas central heating via a modern boiler, UPVC double glazed windows and doors and briefly comprises, entrance hallway with covered storm porch, cloakroom WC, fitted kitchen with integrated cooking appliances, fridge and freezer, living room with French doors. To the first floor is the main bedroom, second bedroom and a nicely tiled modern bathroom suite with shower over bath.

Externally there is a tandem front driveway and access to the rear garden at the right side of the row. The rear garden is low maintenance and private being enclosed by fencing with a mature backdrop.

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

The property enjoys a pleasant position with all neighbouring houses facing a central open public green space, close to the vibrant village centre with popular public houses, cafe, restaurant, gym and supermarket. The city centre, Royal Hospital, A38 and A50 road networks are all easily accessible.

ACCOMMODATION

ENTRANCE HALLWAY

Entering the property beneath a covered storm porch, through the attractive front door into a formal hallway area with wooden flooring, stairs to first floor, radiator.

CLOAKROOM

Low level WC and wash basin, extractor fan and radiator.

KITCHEN

9'4" x 7'3" (2.84m x 2.21m)

Positioned to the front of the house with a UPVC double glazed window overlooking the green, fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, electric oven, induction hob and extractor fan over, integrated fridge and freezer, space for a washing machine, wall mounted modern boiler, tiled floor and radiator.

LIVING ROOM

13'11" x 10'4" (4.24m x 3.15m)

Generous having UPVC double glazed French doors to the garden, wooden flooring, media connections, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

11'11" x 10'6" + deep recess (3.63m x 3.20m + deep recess)

Spacious with twin front facing UPVC double glazed windows overlooking the green, wooden flooring, two radiators and airing cupboard.

BEDROOM TWO

11'2" x 7'5" (3.40m x 2.26m)

A generous second bedroom with rear facing UPVC double glazed window, wooden flooring and radiator.

BATHROOM

7'6" x 6'3" (2.29m x 1.91m)

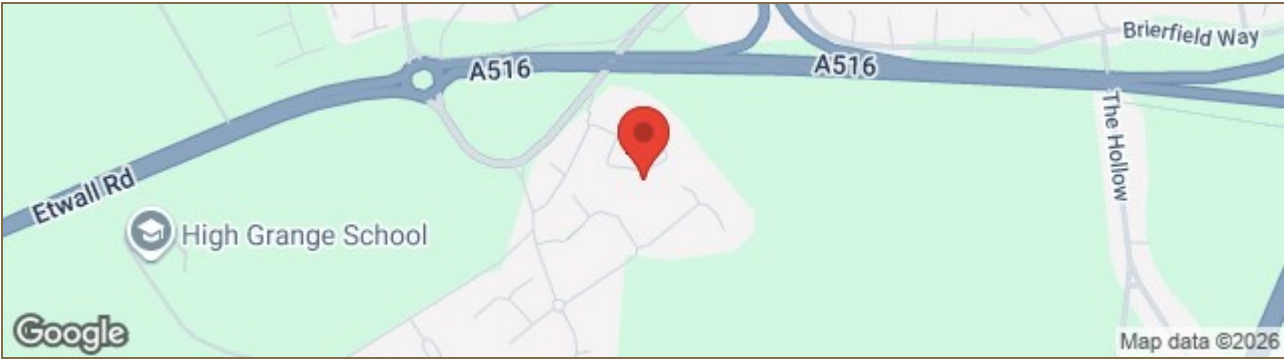
Smartly appointed with a white three piece suite comprising a panelled bath with electric shower over, wash basin and WC, all with tiled surrounds, tiled floor, UPVC double glazed window, extractor fan and chrome towel radiator.



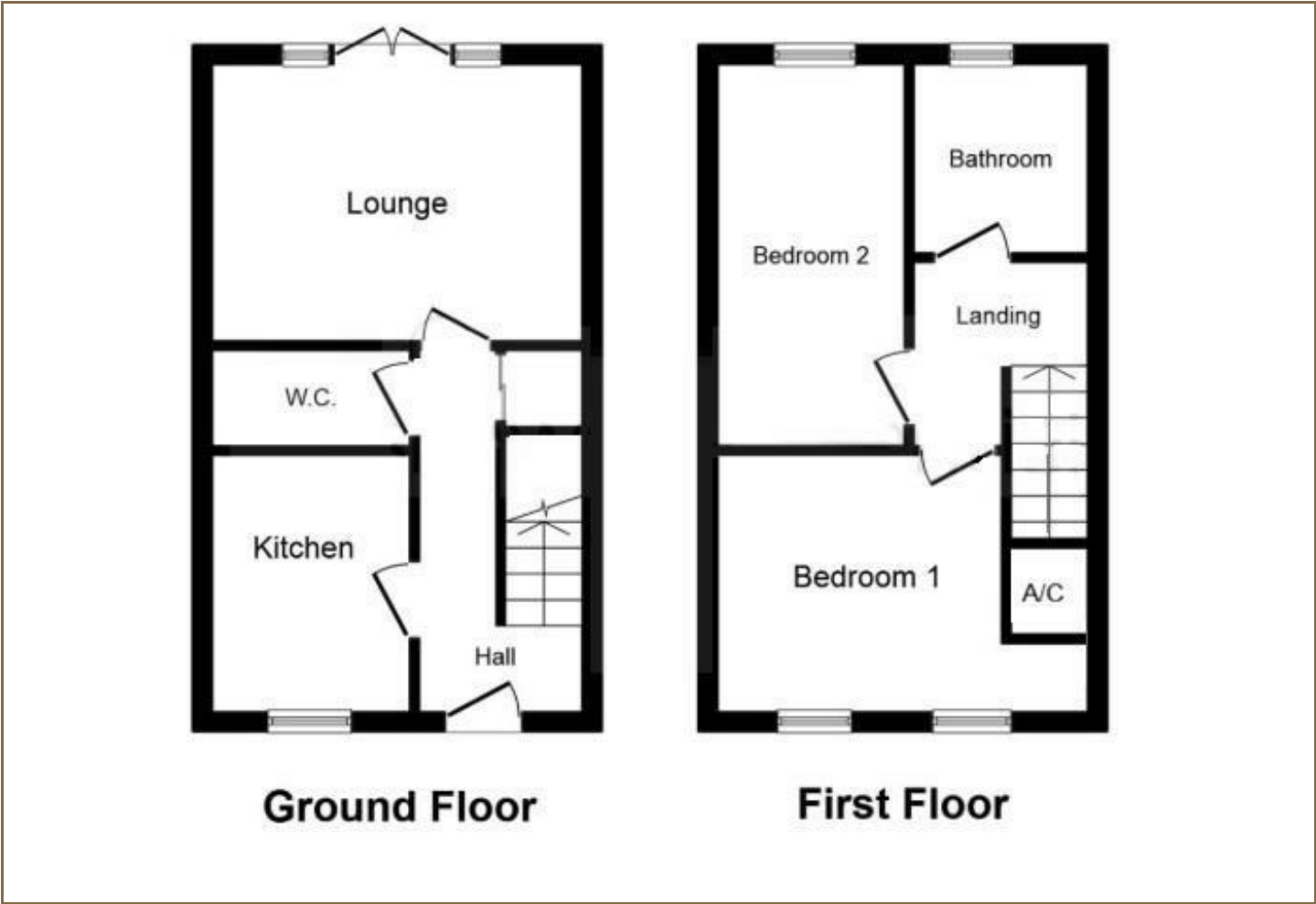




Road Map



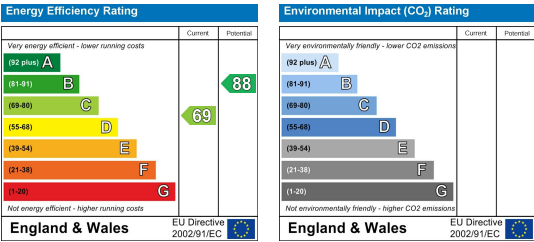
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk