Robert Ellis

look no further. . .

Wells Road
Mickleover, Derby DE3 9BU

AN EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW.

£240,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation on one level comprising "L" shaped entrance hallway, two bedrooms to the front, central three piece shower room, living room, dining area and generous (recently re-fitted) kitchen.

The property also benefits from a newly fitted gas fired combination boiler in 2025 situated in the roof space, re-wired in 2018, off-street parking to the front and side, detached garage and generous rear garden.

Subject to the relevant permissions and approvals, the loft space has been prepped for the installation of both central heating, hot and cold water facilities for potential loft conversion, utilising space off the main bedroom for a turning staircase.

The property is located in this popular and established residential location situated on a relatively level lying plot within easy reach of good nearby transport links to and from the city, as well as the Royal Derby Hospital.

There is easy access to shops and amenities, as well as being located not far from open space and green areas.

We believe the property is ideal for those looking to downsize or retire and highly recommend an internal viewing.

"L" SHAPED ENTRANCE HALL
10'9" x 6'6" (3.30 x 2.00)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door, radiator, doors to both bedrooms, living area and kitchen, dual panel loft access point via pull-down loft ladders to a board, lit, powered and insulated loft space with a double glazed window to the side and recently installed gas fired combination boiler for central heating and hot water purposes. The loft has provision with pipework set in place for central heating, as well as a hot and cold water supply for anybody looking to potentially convert the roof space, subject to the relevant permissions and approvals in the future.

BEDROOM ONE
17'7" x 11'0" (5.36 x 3.36)
Double glazed bow window to the front (with fitted blinds), decorative panelling, radiator, coving.

BEDROOM TWO
9'10" x 8'11" (3.01 x 2.73)
Double glazed window to the front (with fitted blinds), radiator, coving.

SHOWER ROOM
8'0" x 5'6" (2.45 x 1.68)
Three piece suite comprising shower cubicle with glass screen and sliding glass doors with mains shower and decorative boarding, wash hand basin, push flush WC. Double glazed window to the side (with fitted blinds), part tiling and panelling to the walls, shelving, extractor fan, radiator, in-built bathroom storage cupboards.

BREAKFAST KITCHEN
17'1" x 8'11" (5.21 x 2.72)
Recently installed breakfast kitchen comprising of a matching range of fitted base and wall storage cupboards and drawers, with marble style square edge work surfacing incorporating a matching overhanging breakfast bar with space for two barstools. Fitted four ring AEG induction hob with extractor over and double oven beneath, inset single sink and draining board with central swan-neck style mixer tap, marble style upstands, integrated 50/50 fridge/freezer and integrated dishwasher, space for behind the cabinet washing machine and stacked tumble dryer, double glazed windows to both the side and rear (with fitted blinds), decorative panelling, vertical radiator, laminate flooring, uPVC panel and double glazed side exit door to outside.

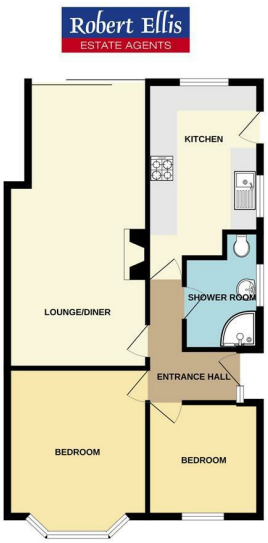
LIVING ROOM AREA
15'4" x 10'11" (4.69 x 3.34)
Central chimney breast incorporating an Adam-style fire surround with marble inset and hearth housing a log effect fire, media points, coving, radiator, decorative panelling, opening through to the dining area.

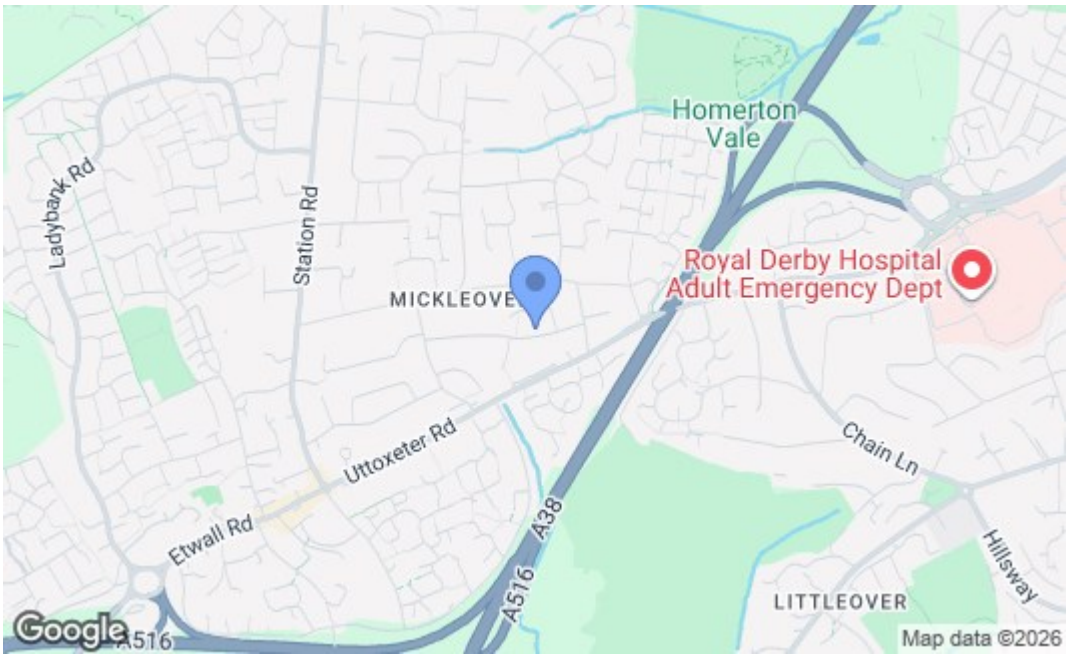
DINING AREA
9'5" x 7'5" (2.89 x 2.27)
Sliding double glazed patio doors opening out to the rear garden, radiator, coving, wall light point.

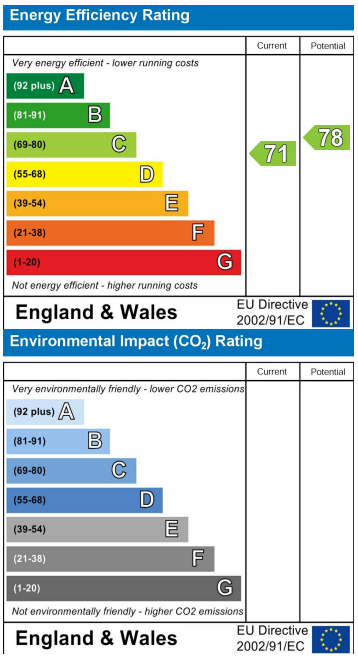
OUTSIDE
To the front of the property, there is a lowered kerb entry point to a front and side tarmac driveway providing off-street parking, the front also incorporates an additional block paved parking space and decorative gravel stone chippings. The tarmac continues down the right hand side leading to pedestrian gates which provide access into the rear garden, as well as the open brick porch with an external lighting point and tiled floor. From the front, via the double pedestrian gates, the driveway continues and leads to the detached pitched roof garage and open access into the rear part of the garden.

TO THE REAR
The rear garden is split into various sections with an initial lower paved patio entertaining space with stepped access onto the main part of the lawn which incorporates a rockery area and planted bushes, shrubs, trees and plants. Within the garden there is an external water tap and lighting point, as well as a pitched roof timber summerhouse tucked away in the bottom right hand corner of the plot.

DETACHED GARAGE
Breezeblock construction with pitched roof incorporating an up and over door to the front, two double glazed windows to the side, power and lighting points.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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