

Chestnut Avenue

Mickleover, Derby, DE3 9FS

John German





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£580,000

Premier Location – An exceptionally attractive and beautifully presented home in one of Mickleover’s most desirable locations. Finished to a high specification throughout, featuring bespoke plantation shutters, a contemporary breakfast kitchen and bathroom, plus a mature enclosed garden with a charming timber-framed summerhouse.

Mickleover is an extremely cosmopolitan residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors, dentists, eateries, wine bar and public houses. Leisure facilities include Gym, Mickleover Golf Course, Mickleover Football Club, Paddle tennis and walks and cycle routes extending out into the nearby open countryside. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway. There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

Entrance to the property is via composite double glazed entrance door opening into a spacious and welcoming entrance hallway with staircase leading to the first floor landing, part glazed internal doors lead to the ground floor living spaces.

Steps lead down to the guest cloakroom WC which is fitted with a two-piece white suite comprising concealed cistern WC, ceramic washbasin built into a vanity unit with roll edge laminated granite effect top and an extended range of built-in cupboards below, ceramic tiled splash-backs, dark grey Karndean wood effect floor, chrome heated towel rail and window to the rear elevation.

The lounge features a lovely large bay window with bespoke plantation shutters, and an elegant limestone fireplace with inset coal effect living flame gas fire forms the focal point to the room.

French doors open into a brick built conservatory with windows overlooking the rear garden, fitted blinds, vaulted tinted glass roof with electric remote control opening windows, ceiling fan and directional LED downlighters, oak effect Karndean flooring, vertical wall mounted radiator and French doors to the side giving access through to the rear patio area.

The spacious dining room sits on the opposite side of the entrance hall with a window to the front again with bespoke plantation shutters.

To the rear, the beautifully appointed kitchen has been professionally designed and installed by Kedleston Interiors, with a range of light grey panelled units with brushed stainless steel handles and black granite worksurfaces, one-and-a-half bowl sink drainer unit with chrome swan neck style mixer tap and matching granite splash-back, integrated Siemens appliances comprising: electric oven, combination oven, warming drawer, induction five ring hob with extractor unit, tall integrated fridge, tall built-in larder unit, breakfast bar area, Karndean tiled flooring, recessed LED downlighters, recess for wine cooler (not included in the sale), uPVC double glazed leaded window with delightful views over the rear garden, uPVC double glazed French doors opening onto the patio area.

The side hallway has quarry tiled flooring, a composite entrance door to the side of the house, a doorway through to a useful utility/boiler cupboard and courtesy door to the garage.

Utility/boiler cupboard houses a wall mounted Baxi central heating boiler and gas meter, the Hive thermostat, plumbing and space for an automatic washing machine, and quarry tiled flooring.

On the first floor, a semi galleried landing with a tall feature stained glass window overlooking the beautiful rear garden, loft access and doors providing access through to all four bedrooms and contemporary bathroom.

The master bedroom is "L" shaped providing plenty of space for wardrobes with leaded windows to the front fitted with bespoke plantation shutters and a doorway leading through to the en-suite shower room which is fully tiled and fitted with a white three-piece suite comprising ceramic vanity wash hand basin with storage beneath, concealed cistern low flush WC, walk-in shower area with wall mounted chrome Mira mains-fed shower, white ladder style heated towel rail, extractor fan and Velux double glazed window to the side elevation.

There are three further beautifully proportioned bedrooms all of which can accommodate a double bed if need and two of which benefit from built-in wardrobes.

The contemporary family bathroom has been designed and installed by Kedleston Interiors with a contemporary suite comprising panelled bath with chrome mixer tap, concealed cistern low level WC, ceramic vanity wash hand basin and extended built-in storage, corner shower with sliding glazed door, chrome ladder style heated towel rail, wall mounted mirrored bathroom cabinet with lighting above, recessed LED downlighters, full height tiling and tiled flooring, window to the rear.

The front of the property is set back from the road behind an extensive block paved full-width driveway providing off-road car standing for approximately four vehicles or room for a caravan or motor home, as well as providing access to the garage. A corner flower bed set with flowering plants and a specimen tree provides interest and colour. Gated access to both sides with a paved pathway leading through to the enclosed rear garden.

The garden is a real feature of this lovely family home and enjoys an excellent degree of privacy having been landscaped to include Indian sandstone paved patio area with block paved edging, a beautiful shaped lawn, feature fishpond with stone edging, well stocked borders featuring a range of established flowering plants, shrubs and trees. To the rear is a timber framed greenhouse/shed and a beautiful timber framed summer house. There is also an outside cold water tap.

The garage has double opening hardwood timber doors, wall mounted electrical fuse box, built-in shelving, power and lighting and a window to the side.

Summer House - With double opening timber doors, double glazed inset windows, power and light.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

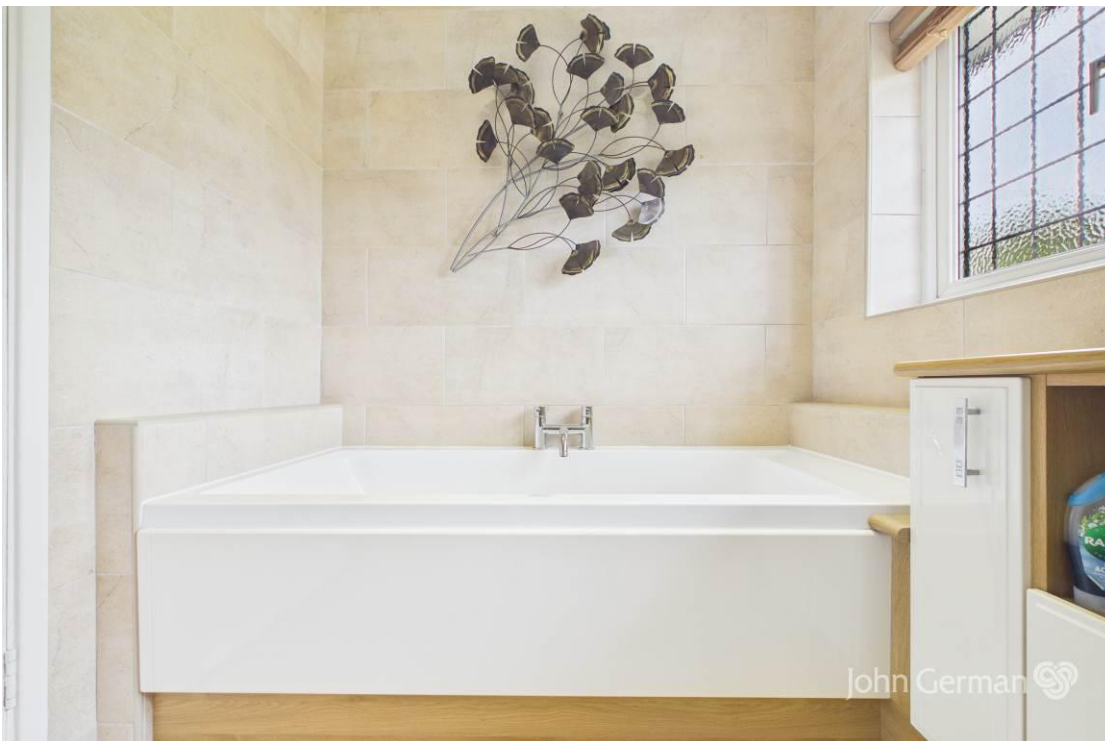
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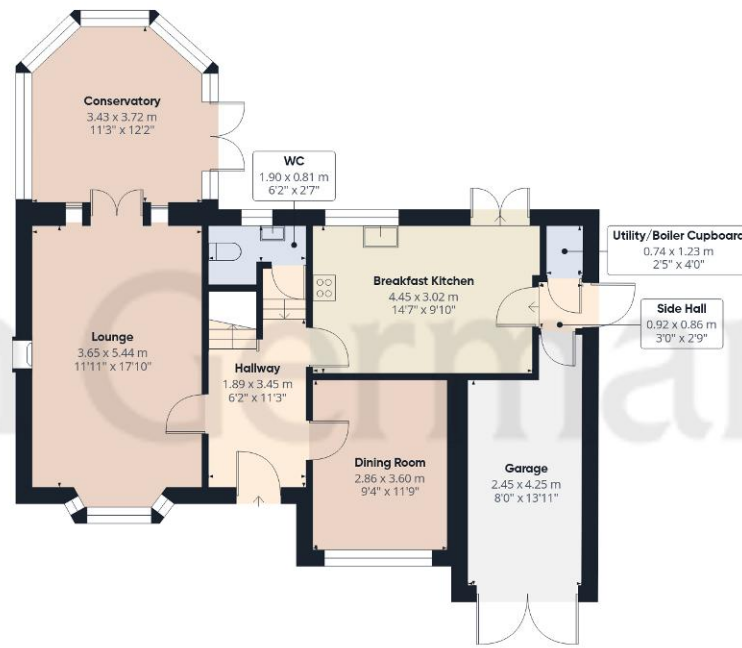


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Ground Floor

Approximate total area⁽¹⁾

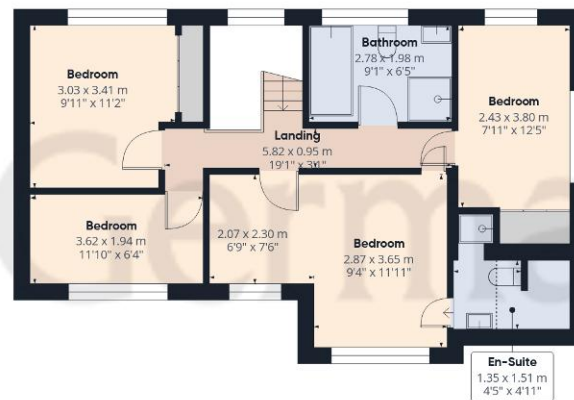
140.7 m²

1516 ft²

Reduced headroom

2.1 m²

22 ft²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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