

8 Buxton Drive, Mickleover, Derby, DE3 9HR

Offers Around £290,000

Freehold



- Traditional, Semi-Detached Property
- Popular Village Location
- Entrance Hall & Lounge with Bay Window
- Superbly Presented Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Close to a Range of Excellent Amenities
- Close to Excellent Transport Links
- Easy Access to Derby City Centre





Summary

This is a well-presented, three, bedroom , semi-detached property in Mickleover.

The property is double glazed and gas central heated and comprises entrance hall, lounge with bay window and stylishly appointed dining kitchen. the first floor landing leads to three bedrooms and a bathroom.

To the front of the property is a tarmac parking providing off-road parking for two/three vehicles. The rear of the property features a generous sized lawn garden with two separate patio areas ideal for outdoor dining and entertaining.

F&C

The Location

The property's position in Mickleover affords very easy access to an excellent range of amenities including doctor surgery, library, primary school, secondary school, large supermarket, a further selection of shops, cafes, real ale pubs, petrol station, regular bus service into Derby City centre and easy access to nearby transport links.

Accommodation

Ground Floor

Entrance Hall

10'4" x 6'0" (3.17 x 1.84)

A panelled and glazed entrance door provides access to hallway with central heating radiator, herringbone pattern flooring, understairs storage cupboard and staircase to first floor.



Lounge

13'4" x 11'0" (4.07 x 3.37)

Featuring a fireplace with decorative surround, raised hearth and living flame gas fire, two built-in cupboards to chimney breast recesses, column style central heating radiator, herringbone pattern flooring, picture rail and double glazed bay window to front.



Dining Kitchen

20'2" x 10'10" (6.16 x 3.32)



Dining Area

Having continuation of the herringbone pattern flooring, brick fireplace with raised hearth, spotlights to ceiling and double glazed French doors to garden.



Kitchen Area

Comprising granite worktops with tile splashbacks, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, five ring gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, built-in oven and grill, plumbing for an automatic washing machine, herringbone pattern flooring, spotlights to ceiling and double glazed window to rear.



First Floor Landing

7'11" x 5'10" (2.43 x 1.79)

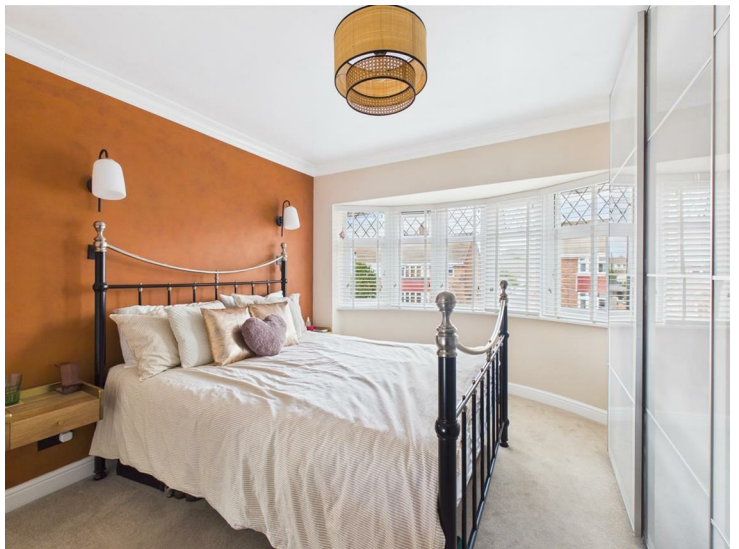
With airing cupboard, access to roof space and double glazed window.



Bedroom One

11'3" x 11'1" (3.43 x 3.39)

Having a central heating radiator, coving to ceiling and double glazed bay window to front.



Bedroom Two

11'8" x 10'10" (3.58 x 3.32)

With central heating radiator, picture rail, spotlights to ceiling and double glazed window to rear.



Bedroom Three

8'5" x 8'2" (2.58 x 2.51)

Having a central heating radiator, coving to ceiling and double glazed window to front.

Bathroom

7'11" x 5'6" (2.43 x 1.69)

Fully tiled and appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath with shower over, chrome towel radiator and double glazed obscure window.

Outside

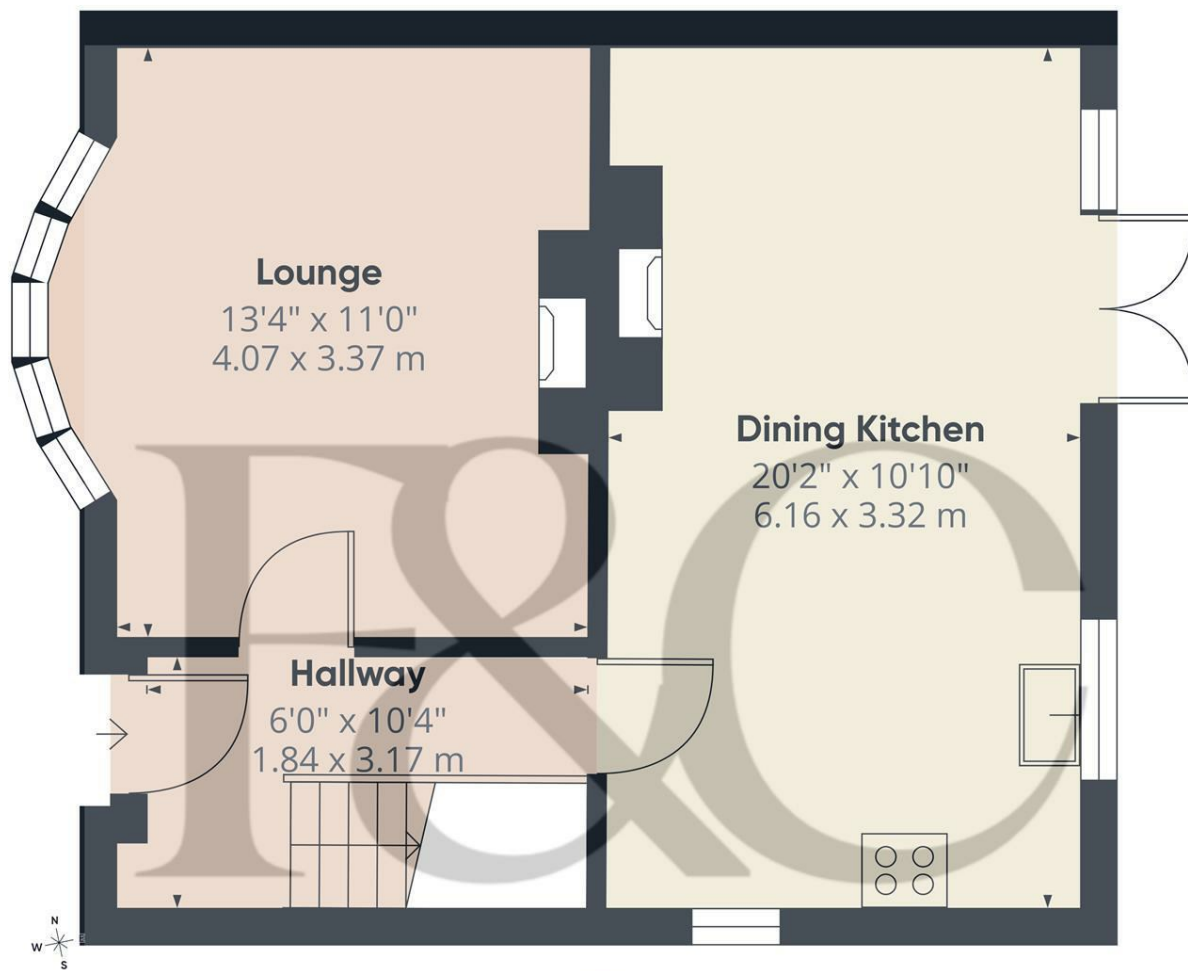
To the front of the property is a tarmac driveway providing off-road parking for two/three vehicles. Gates lead to a driveway at the side of the property and provide access to a garage.

To the rear of the property is a patio immediately off the dining kitchen, ideal for outdoor dining and entertaining. This leads to a lawn section with a selection of borders containing plants and shrubs as well as raised beds and there is an additional patio area at the foot of the garden. The garden is bounded by timber fencing.

Garage



Council Tax Band C



Floor 0

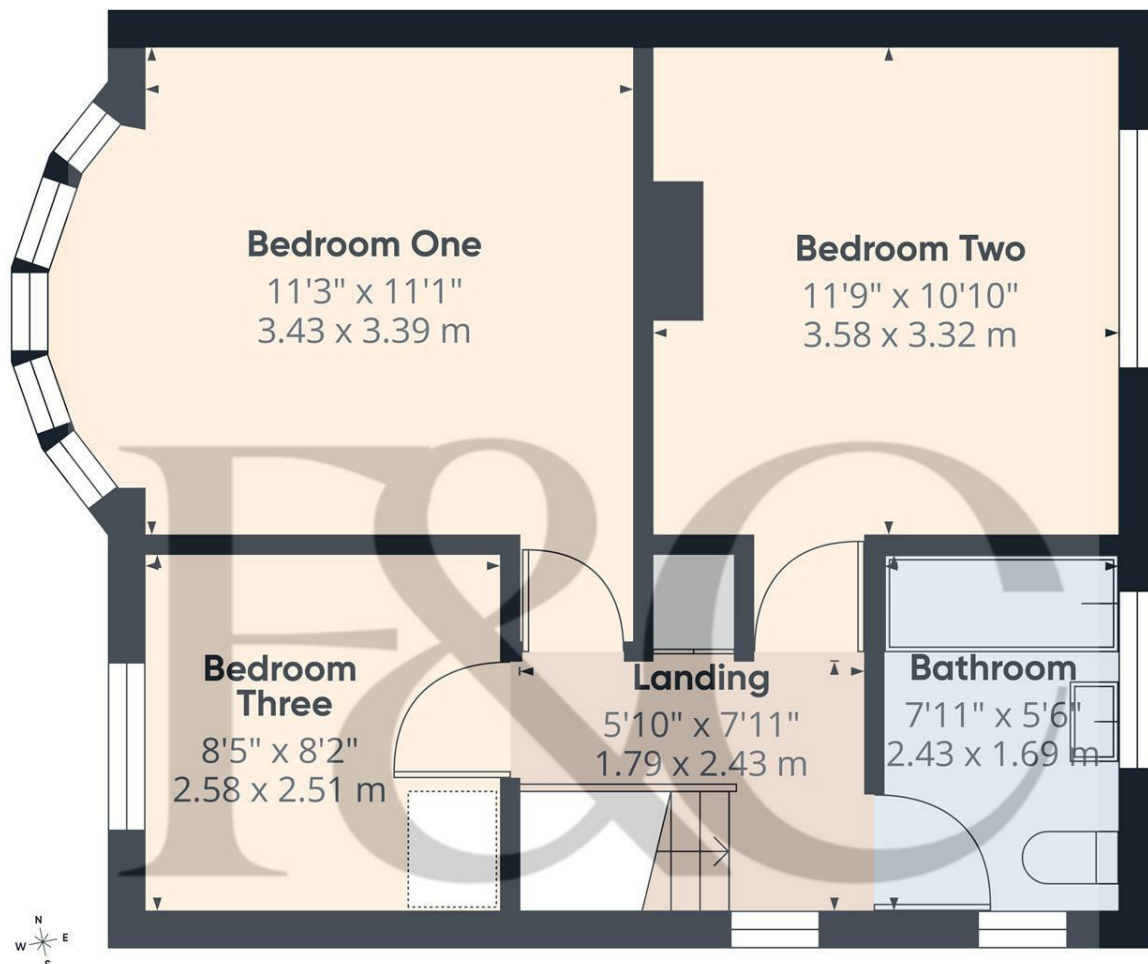
Approximate total area⁽¹⁾

443 ft²
41.1 m²

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾

422 ft²
39.3 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

