



Barn Cottage, 3 Uffa Magna, Mickleover, Derby, DE3 0SN

£290,000

A distinctive two-bedroom barn conversion at the southern entry to Mickleover, offering exposed beams, split-level living and a private courtyard garden. With driveway parking, garage and excellent commuter access, the home sits close to village amenities and schools while providing easy links to Derby, Burton and beyond.

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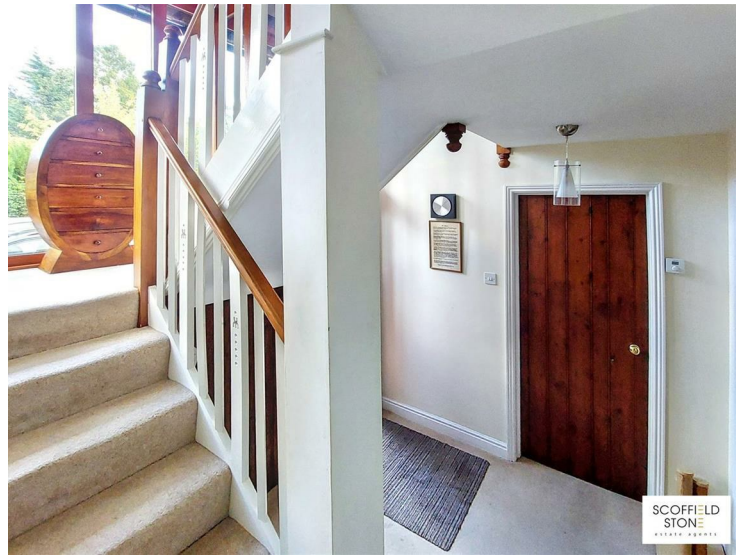
Summary Description

This attractive two-bedroom barn conversion is situated at the southern entry to Mickleover, Derby, within a sought-after development of converted former farm buildings and contemporary homes. Offering the charm of a character property combined with practical modern living, it enjoys a desirable position close to the village centre, while benefitting from excellent commuter links to Derby and beyond.

The home provides a wealth of features typical of a barn conversion, including tall ceilings, exposed beams and a split-level floor design. A storm porch leads into the welcoming entrance hallway, with access to a generous galley kitchen opening directly to the private courtyard garden. A versatile dining room or study also benefits from garden access, while a short rise of steps leads to a comfortable lounge with a pleasant outlook over the garden. The first floor presents a double bedroom and family bathroom, followed by a further short flight of steps leading to the principal bedroom. Externally, the property includes driveway parking and a garage, complementing its individual style and practicality.

Mickleover is a well-regarded suburb of Derby, offering a strong sense of community alongside excellent local amenities. The village provides a range of shops, cafés, restaurants and leisure facilities, as well as reputable schools for families. Its position also ensures easy access to the A38, A50 and M1, making travel to Derby city centre, Burton, Nottingham and surrounding areas straightforward. Public transport links are readily available, enhancing the appeal of this characterful home.

Entrance Hallway



Carpet to flooring and neutrally decorated walls, radiator and standard light fitting. Large understairs storage cupboard, central heating thermostat.

Kitchen

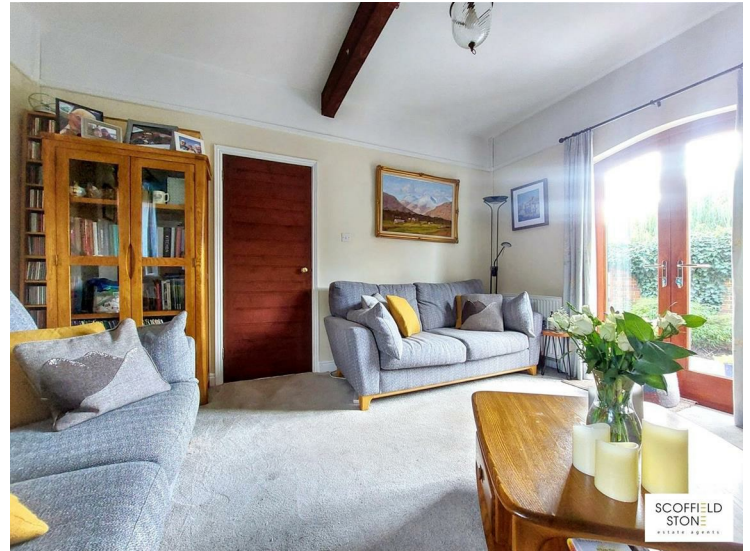
8'4" x 13'10" (2.56 x 4.24)



Dual aspect kitchen with tiled floor and half tiled and painted walls. Squared edged worktop with a variety of kitchen wooden floor and wall units and matching drawer units. Integrated fridge, freezer, and halogen hob and electric oven and extractor hood. Breakfast bar area. Stainless steel sink half bowl and draining board. Central heating boiler. Under cupboard lighting.

Lounge

13'11" x 11'11" (4.25 x 3.65)



A dual aspect room with carpet to flooring and neutrally decorated walls. Hardwood French double glazed doors opening out to the outdoor garden courtyard. Electric fire with wooden fire surround and marble hearth and back panel. Internet socket and tv socket and standard sockets. Light fitting. Hardwood double glazed window. Radiators and wooden door with brass handles.

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Dining Room/Study

6'11" x 8'10" (2.12 x 2.70)



Carpet to flooring and neutrally decorated walls, standard light fitting and radiator. French hardwood double glazed doors leading to the rear courtyard.

Stairs and Landing

Wooden spindles and banisters and posts, carpet to stairs and landing, large hardwood double glazed window and neutrally decorated walls with wooden beams to ceiling and standard light fittings. Storage cupboard with shelving, loft access to second loft.

Bedroom One

14'0" x 11'11" (4.27 x 3.65)



A dual aspect double bedroom with hardwood and double glazed windows. Carpet to flooring with neutrally decorated walls and exposed wooden beams. Standard brushed brass light fittings, radiators, internet socket and several standard sockets with loft access to one loft.

Bedroom Two

13'11" x 5'4" (4.26 x 1.63)



Double bedroom, with carpet to floor and neutrally decorated walls, exposed wooden beams to ceilings and standard light fittings, dual aspect hardwood double glazed windows and internet connection socket and other sockets.

Bathroom

8'9" x 5'10" (2.67 x 1.79)



Vinyl to flooring part tiled and part painted neutrally with wooden beam to ceiling and standard spotlight fitting, towel rail, obscured hardwood double glazed windows. White bathroom suite comprises WC, basin with hot and cold taps, bath with hot and cold taps, glass shower screen with and electric shower over the bath. Wooden doors with brass handles.

OUTSIDE

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Front



Small low maintenance front garden with one allocated parking space and a single garage.

Courtyard Area



Enclosed rear garden with a brick wall and block paving to floor. Rear gate.

Material Information

Verified Material Information

Council Tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: C
Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 1 Mar 2014.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Allocated and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: We are not sure

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: From the landing and main bedroom

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:

<https://moverly.com/sale/Nxz5Dp2QQqCcKueFvFuo8P/view>

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1100pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

///tour.pose.free



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Lettings: 01332 511000

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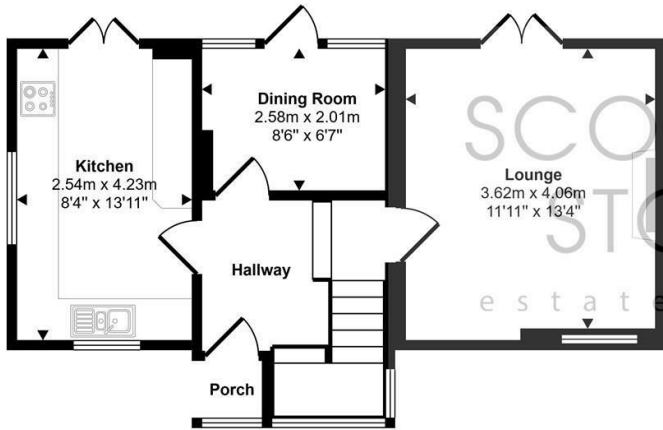
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

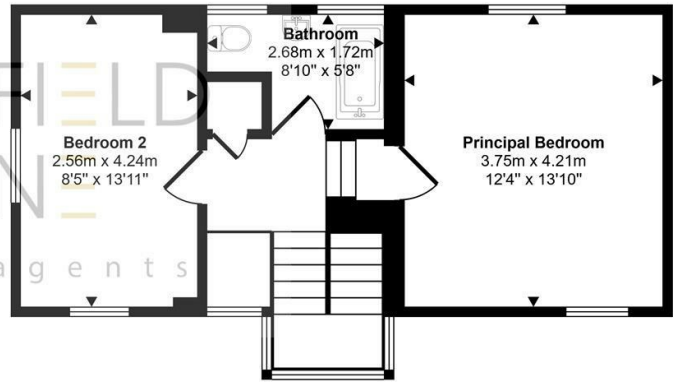


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Approx Gross Internal Area
83 sq m / 898 sq ft

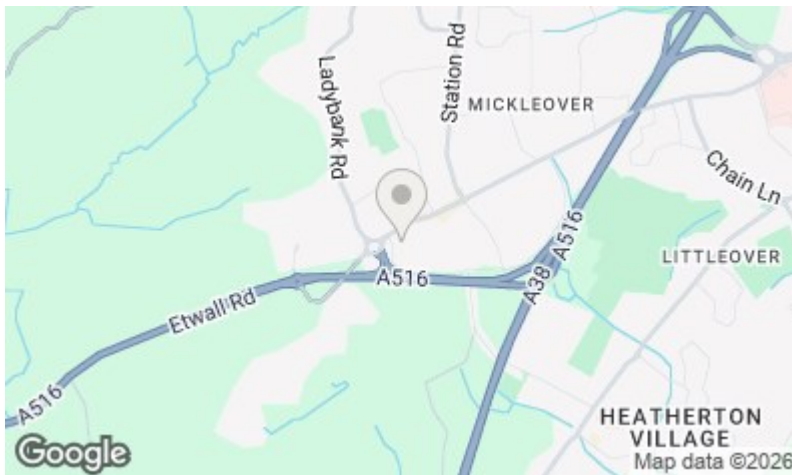


Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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