



**8 Roughton Close, Mickleover, Derby, DE3 0UD**

**Offers Over £300,000**

Chain free two bedroom detached bungalow in a quiet Mickleover cul de sac, a short walk from the village centre. Well presented accommodation with lounge diner, modern kitchen and shower room, private low maintenance garden, driveway parking and a generous detached workshop garage with power and workbench.

## 8 Roughton Close, Mickleover, Derby, DE3 0UD

### Summary Description

Tucked away at the quiet end of a cul de sac close to Mickleover village centre, this chain free detached bungalow offers well presented single level living with easy to maintain outdoor space. The layout includes an entrance hall, a light lounge diner, a modern fitted kitchen, two double bedrooms and a contemporary shower room. Outside there is driveway parking, a private rear garden and a larger than average detached workshop garage.

Key features inside include wood effect floors, uPVC double glazing and sensible storage with both a walk in cupboard and airing cupboard. The kitchen provides fitted units with stone effect worktops, tiled splashbacks, stainless steel sink, space and plumbing for appliances and an extractor. The lounge diner enjoys a rear outlook and an attractive fireplace with electric fire. Bedroom one has fitted wardrobes and matching furniture, bedroom two is a flexible double, and the fully tiled shower room has an enclosure with electric shower, vanity storage and a heated towel rail. The enclosed rear garden is designed for low maintenance with a pressed concrete patio and gravel borders, while the detached workshop garage measures about 5.27m by 4.93m and benefits from light, power and a workbench.

Mickleover is a much sought after suburb of Derby with a friendly village centre offering shops, cafes, pubs and day to day services. There are well regarded primary and secondary schools, regular bus links into Derby and nearby access to the A38 and A50 for commuting toward the A52, M1 and wider East Midlands. Open countryside and local parks are close at hand.

### Entrance Hall

Having wood effect laminate flooring, side aspect obscure upvc double glazed main entrance door, walk in storage cupboard, airing cupboard, radiator, telephone point, access to roof space.

### Kitchen

7'4 x 13'6 (2.24m x 4.11m)



Having ceramic tiled flooring, inset lights to ceiling, rear and side aspect upvc double glazed windows, fitted wall and floor units to wood effect finish with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable

preparation and chrome mixer tap, under counter space and plumbing for appliances, space for electric/gas cooker, extractor hood, gas cooker.

### Lounge/ Diner

11'4 x 20'1 (3.45m x 6.12m)



Having wood effect laminate flooring, rear aspect upvc double glazed window, wooden Adam style fireplace with electric fire, tv point, radiator.

### Bedroom One

10'0 x 13'10 (3.05m x 4.22m)



Having wood effect laminate flooring, front aspect upvc double glazed bow window, fitted wardrobes with matching dressing table and bedside tables, radiator.

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## Bedroom Two

8'7 x 9'7 (2.62m x 2.92m)



Having wood effect laminate flooring, front aspect upvc double glazed window, radiator, telephone point.

## Shower Room

5'4 x 6'3 (1.63m x 1.91m)



Having ceramic tiled flooring and fully tiled walls, side aspect obscure upvc double glazed window, shower enclosure with electric shower, low flush wc, pedestal wash hand basin with chrome mixer tap and set to vanity cupboard, chrome heated towel rail.

## OUTSIDE

### Frontage and Driveway

To the front you will find a small lawned garden with herbaceous planting and driveway parking.

## Rear Garden



Accessed via a timber gate from the front driveway you will find an enclosed, private and low maintenance garden. The driveway extends beyond the gate and leads to the detached workshop garage. The garden itself has a mixture of pressed concrete patio, decorative gravel borders and some herbaceous planting.

## Garage

17'3" x 16'2" (5.27 x 4.93)



A detached workshop garage, with metal up and over door, side aspect timber framed window and door, light, power and workbench.

## Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard brick and block construction

Energy Performance rating: D



Sales: 01283 777100  
Lettings: 01332 511000

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## 8 Roughton Close, Micklegate, Derby, DE3 0UD

Number and types of room: 2 bedrooms, 1 bathroom  
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 at an unknown date.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great  
Parking: Driveway, Garage, and Gated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
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: Yes  
Loft access: Yes - insulated and unboarded, accessed by: Loft hatch

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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/TKWbeYUGQKYzPfrXSEzSDn/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: £1200pcm

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

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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.



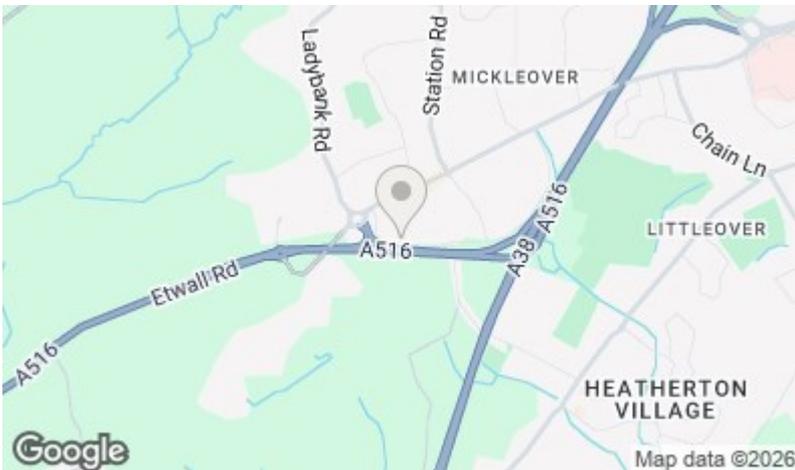
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Approx Gross Internal Area  
62 sq m / 662 sq ft



Floorplan

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		
(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	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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