Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



3 Shelford Close, Mickleover, Derby, DE3 0QR

No Onward Chain
£239,950

3 | 1 | 2

Enjoying a pleasant small cul-de-sac position, this is a three bedroom semi-detached family home with a long frontage, modern kitchen and shower room, attractively offered for sale with immediate vacant possession and no chain.







3 Shelford Close, Mickleover, Derby, DE3 0QR

No Onward Chain £239,950





The gas centrally heated and UPVC double glazed accommodation comprises, large entrance porch and hallway, open plan living and dining room, modern fitted kitchen with majority integrated appliances, three well-proportioned first floor bedrooms and shower room.

Externally, there is a deep frontage with lawn and long driveway continuing to a side car port. The enclosed rear garden has a lawn, decked seating area and shed.

Mickleover is a highly popular and sought after residential location having an impressive range of local shopping facilities, schooling and leisure outlets. The city centre, Royal Hospital, A38 and A50 road networks are all within easy reach.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY AND PORCH
17'11" x 6' (5.46m x 1.83m)
A very large open plan hallway area with an inset floor mat and carpeting beyond, stairs to first floor with useful cupboard beneath, radiator.

OPEN PLAN RECEPTION ROOM

LOUNGE AREA
12'11" x 10'6" (3.94m x 3.20m)
With ample space for lounge furniture, large front facing UPVC double glazed window, media connections, fireplace with an inset gas fire.

DINING ROOM
10'10" x 9' (3.30m x 2.74m)
With ample space for dining table and chairs, UPVC double glazed sliding doors to the decking, radiator.

KITCHEN
10'5" x 7'5" (3.18m x 2.26m)
Fitted with a range of wall and base units with matching cupboard and drawer fronts, attractive moulded work surfaces, matching splashback, electric oven and hob and extractor fan, stainless steel recessed sink, integrated fridge and freezer, plumbing and space for a washing machine, wall mounted and concealed combination boiler, rear facing UPVC double glazed window and door, tiled floor.

FIRST FLOOR

LANDING
With loft access via a pull down ladder, side UPVC double glazed window.

BEDROOM ONE
13'1" x 9'11" (3.99m x 3.02m)
A spacious double bedroom with a front facing UPVC double glazed window, radiator.

BEDROOM TWO
11'4" x 10'3" (3.45m x 3.12m)
A second generous double bedroom having a

rear facing UPVC double glazed window, built-in cupboard, radiator.

BEDROOM THREE

10'1" x 6'5" (3.07m x 1.96m)

With a built-in over stairs cupboard/wardrobe, front facing UPVC double glazed window, radiator.

SHOWER ROOM

6'1" x 6'1" (1.85m x 1.85m)

Smartly appointed with a walk in shower with low-profile tray, wall panelling, electric shower with overhead shower, wash basin sat on a vanity unit, low level WC, tiled floor, walls and sill, UPVC double glazed window, chrome towel radiator.



















Road Map

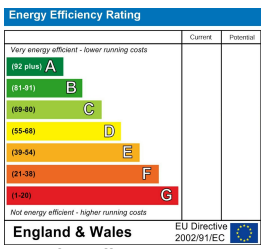


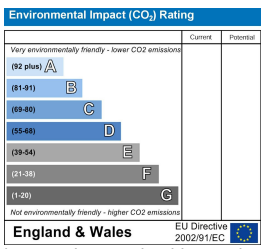
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk