PENDLEBURY DRIVE, MICKLEOVER, DERBY

PRICE £250,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO PENDLEBURY DRIVE

A SPACIOUS THREE-BEDROOM DETACHED HOME WITH EXCELLENT POTENTIAL, SET WITHIN A QUIET CUL-DE-SAC

Situated in a desirable cul-de-sac position, this three-bedroom detached property offers spacious accommodation, a generous garden and an integral garage, providing an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The property requires modernisation throughout, but offers a well-proportioned layout with several particularly useful features already in place. The welcoming hallway leads into two well-sized reception rooms, with the lounge benefiting from a bay window and feature fireplace, while the dining room provides access into a bright, fully glazed lean-to overlooking the garden.

The kitchen connects to a large utility room, offering considerable additional space and direct access to the integral garage. Upstairs are two double bedrooms, a further single bedroom and a shower room.

Outside, the property benefits from a driveway providing parking for at least two vehicles, an integral single garage and a mature rear garden with patio, lawn, established borders and gated side access. With its generous proportions and scope for improvement, this is a home with considerable potential.

THE DETAIL

The Detail
The property is approached via a driveway providing parking for at least two vehicles, with access to the integral single garage. On entering, the hallway provides a practical first impression, with stairs rising to the first floor, access to the principal reception rooms and a downstairs WC. A modern alarm system has also been fitted, providing an additional useful feature.
The lounge is a well-proportioned reception room positioned at the front of the property, with a bay window incorporating secondary glazed panels fitted internally. A gas fire with brick surround and tiled hearth creates a focal point, while an archway leads through into the dining room, creating a natural connection between the two reception spaces.
The dining room provides access into the fully glazed lean-to, which features an aluminium structure and sliding doors opening directly onto the rear garden. The kitchen offers space for a freestanding cooker and under-counter fridge, together with existing cupboard storage and a particularly useful large under-stairs storage cupboard. A door leads through to the substantial utility room, which has space for a breakfast table, an additional sink, further under-counter storage and space for appliances. The utility room also provides direct access to the integral garage.
Upstairs, the landing gives access to the loft and a useful storage cupboard which previously housed the water tank. A full new combi boiler has been installed. The principal bedroom benefits from mirrored sliding wardrobes, while bedroom two is another comfortable double with carpet and a leaded window. Bedroom three is a single room, suitable for a child's bedroom, home office or occasional guest space. The shower room includes a large mains-powered shower enclosure, wash basin and WC.
Outside, the rear garden offers a combination of patio, lawn and established borders containing a variety of trees and plants. Gated side access connects the rear garden with the front of the property, adding practicality. Situated in the popular suburb of Mickleover, the property is ideally placed for a wide range of local amenities and everyday conveniences. Mickleover offers a selection of shops, supermarkets, cafés, restaurants, public houses, schools and leisure facilities, while there are also a number of parks and open spaces nearby for outdoor recreation. The area is well connected, with convenient access into Derby city centre and excellent road links towards the A38 and A50, making it well positioned for commuting to surrounding towns and cities. With its established residential setting and excellent range of amenities close at hand, Mickleover is a popular choice for families, professionals and those looking for a well-connected place to call home.

AML Verification
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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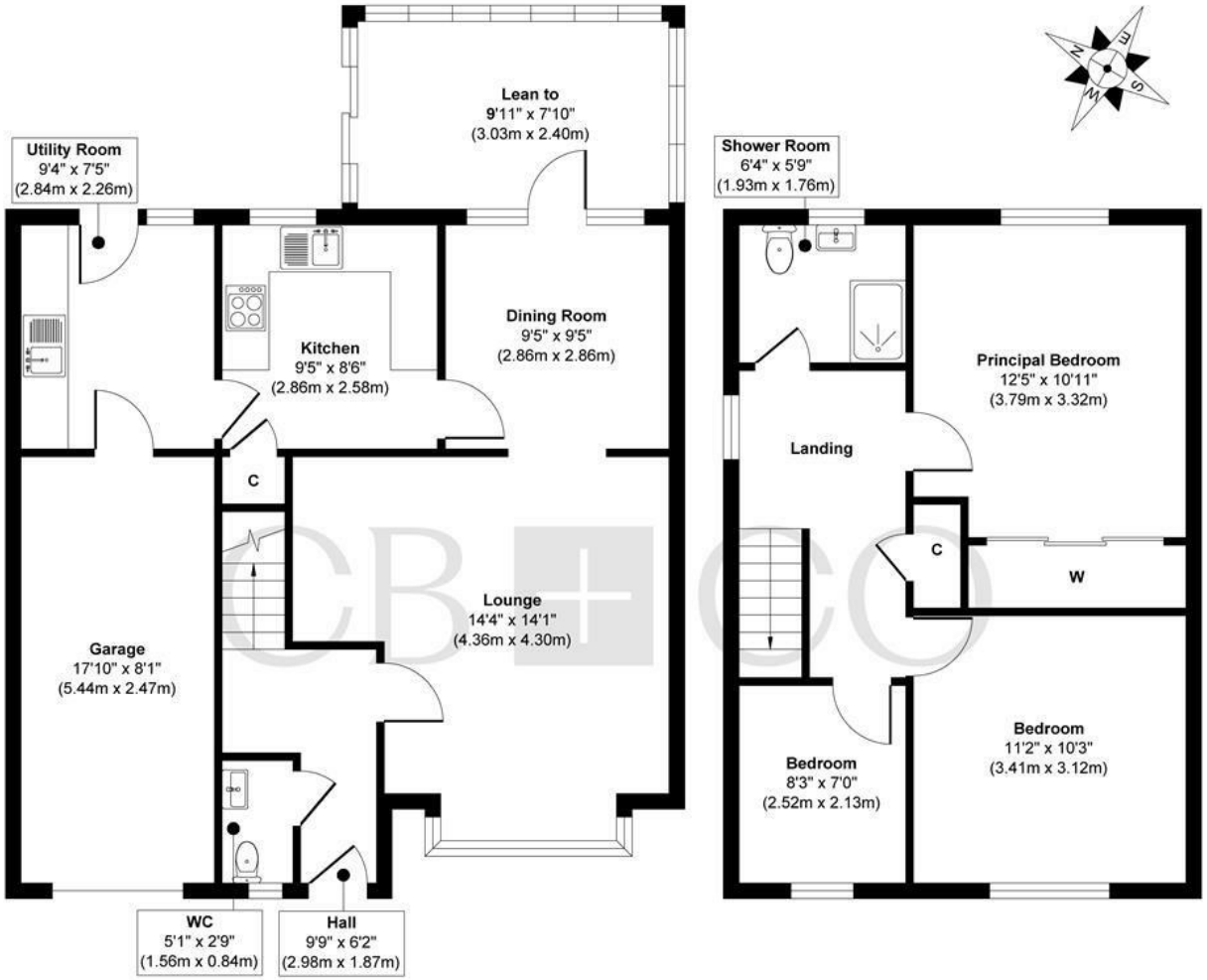
CB+CO

Pendlebury Drive



Ground Floor
Approximate Floor Area
717 sq. ft
(66.63 sq. m)

First Floor
Approximate Floor Area
516 sq. ft
(47.96 sq. m)

Approx. Gross Internal Floor Area 1233 sq. ft / 114.59 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1088 sq. ft / 101.16 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1088.00 sq ft

EPC RATING

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COUNCIL TAX BAND

- Chain Free Property – Offered For Sale With No Onward Chain
- Three Bedroom Detached Home With Excellent Potential
- Quiet Cul-De-Sac Position
- Requires Modernisation Throughout – Offering An Excellent Opportunity For The New Owner
- Kitchen With Separate Large Utility Room
- New Full Combi Boiler Installed
- Modern Alarm System Already Fitted
- Integral Single Garage With Internal Access
- Driveway Parking For At Least Two Vehicles
- Excellent Location Close To Mickleover Village

CURRAN BIRDS + CO

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
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MICKLEOVER

THE STUDIO

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