



62 Chestnut  
Avenue  
Mickleover  
Derby  
DE3 9FS

Price £575,000

- FIVE BEDROOM DETACHED
- GENEROUS PLOT
- IN AND OUT DRIVE
- DOUBLE GARAGE WITH WORKSHOP
- COSMETIC UPGRADING REQUIRED
- THREE RECEPTION ROOMS/CONSERVATORY
- KITCHEN AND GROUND FLOOR SHOWER
- PROPERTY HAS POTENTIAL FOR EXTENSION
- BATHROOM AND SEPARATE W.C. TO 1ST FLOOR
- MUST BE VIEWED TO APPRECIATE SIZE AND PLOT

## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co. are delighted to bring this traditional five-bedroom detached residence to the market. Sitting within a generous garden plot with an in-and-out drive and a double garage. The gas centrally heated accommodation offers scope for improvement to the spacious layout with an attractive entrance hall, a light and airy lounge with a large bay window to the front, a dining room with sliding patio doors out to the rear patio, a snug/study/playroom, a fitted kitchen, leading into a conservatory and a ground floor shower room.

The first floor has five bedrooms, a bathroom and a separate w.c.

### OUTSIDE

This attractive property oozes kerb appeal, with an in-and-out driveway, a double garage with a workshop, and, to the rear, generously sweeping lawn and patio areas.





**LOCATION**

Chestnut Avenue is a highly regarded residential area with local convenience stores and eateries. In the centre of Mickleover, a short drive away, is a supermarket, banks, bakery, restaurants, cafes, and pharmacy. The area is close to the Derby Royal Hospital and has excellent connections via the A38 and A50 for onward travel to Nottingham, Birmingham, Uttoxeter, and Burton upon Trent. East Midlands Airport is approximately 19.5 miles away, and Derby Train Station is approximately 5.4 miles away.

**ACCOMMODATION**

Entrance door opening through into hallway.

**HALLWAY**

3.06m x 3.12m to stair front 4.01m to back wall (10'0" x 10'2" to stair front 13'1" to back wall)  
Coving to ceiling, door to snug, stairs off to first floor with useful under stair storage area, radiator, ceiling light point and door to lounge.

**LOUNGE**

4.01m min 4.24m max x 4.83m (13'1" min 13'10" max x 15'10")  
Has a lovely deep bay window to front aspect, radiator, coving to ceiling, feature timber fire surround with marble effect hearth and insert with living flame gas fire inset, ceiling light point, wall light points and double doors that leads through into the dining room.

**DINING ROOM**

5.12m x 3.86m to patio window (16'9" x 12'7" to patio window)  
Has large sliding patio doors with two glazed panels either side, a feature brick fire surround with tiled hearth, ceiling light point, radiator and door through to inner lobby.

**INNER LOBBY**

Has an opening through to the kitchen and a further door which opens through into a down stairs wet room.

**WET ROOM**

1m width x 2.56m length (3'3" width x 8'4" length)  
Has a dual head shower, W.C., and vanity unit with hand wash basin inset, there are tiled surrounds, ceiling light point, chrome heated towel rail and an obscure window to the side aspect.

**FITTED KITCHEN**

2.83m x 4.59m width (9'3" x 15'0" width )  
Is fitted with a range of base cupboards, matching eye line cabinets, work tops incorporate a one and a quarter stainless steel sink, there is space for washing machine, fridge, dishwasher and gas cooker point, the domestic hot water and central heating Worcester Bosch boiler is housed here, there are windows to the side aspect and to the rear and a door gives access into the conservatory.

**CONSERVATORY**

2.64m x 6.12m (8'7" x 20'0")  
Has windows looking out over the garden, French doors giving access on to the lawn and a further door giving access on to the paved patio, the



conservatory extends to the side of the property with a PVCu and a glazed door giving access from the side.

#### SNUG/STUDY/PLAYROOM

3.62m x 3.40m to chimney 3.62m into chimney (11'10" x 11'1" to chimney 11'10" into chimney) Has coving to ceiling, ceiling light point, radiator and window with leaded lights to front aspect.

#### FIRST FLOOR

##### LANDING LEFT HAND SIDE

Door opens through into master bedroom.

##### PRINCIPAL BEDROOM

4.88m x 3.63m min x 4.26m max (16'0" x 11'10" min x 13'11" max)

Window to the front aspect, window to the side aspect, built in triple wardrobe providing hanging space and shelving, radiator and ceiling light point.

##### BEDROOM FIVE

3.06m max 2.61 min x 2.49m to window (10'0" max 8'6" min x 8'2" to window)

Has a window to the front aspect, radiator, ceiling light point and built in storage cupboard.



##### BEDROOM TWO

3.65m x 3.64m max 3.39m min (11'11" x 11'11" max 11'1" min)

Window looking out over rear garden, window to front aspect, radiator and built in airing cupboard ideal for linen storage.

##### LANDING RIGHT HAND SIDE

Stairs rise to the right hand side.

##### BEDROOM THREE

3.72m x 3.27m (12'2" x 10'8")

Has a window looking out to the rear garden, two feature circular windows with leaded lights, ceiling light point and radiator.

##### BEDROOM FOUR

2.89m x 2.81m to window (9'5" x 9'2" to window)

Has a window to the rear aspect, ceiling light point, radiator and a built in storage cupboard.

##### BATHROOM

1.8m x 2.66m (5'10" x 8'8")

Is fitted with a panelled bath with separate shower over, vanity unit with hand wash basin inset and bidet, there are tiled walls, obscure window to the rear aspect and radiator.



##### W.C.

0.76m min x 1.99m max (2'5" min x 6'6" max)

Is equipped with a pedestal hand wash basin with tiled splashbacks and W.C., there are two windows to the side aspect, heated chrome towel rail and ceiling light point.

##### OUTSIDE

There is impressive frontage to the property with an in and out block paved driveway providing ample parking and leading to a large garage, there are mature herbaceous borders and shaped lawn. The rear garden is fully enclosed and is of a generous size which has a hedge boundary, extensive lawns with rose beds and shrub beds, there are paved patio areas and ample space for sheds or greenhouses if required.

##### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

##### COUNCIL TAX BAND

Derby City - Band F



#### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### CONSTRUCTION

Standard Brick Construction

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>  
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>  
<http://www.derbyshire.gov.uk/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>  
<https://www.gov.uk/government/organisations/environmental-agency>  
<http://www.gov.uk/>

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>65</b>
	<b>78</b>
England & Wales	EU Directive 2002/91/EC

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