

Kensey Road, Mickleton, Derby

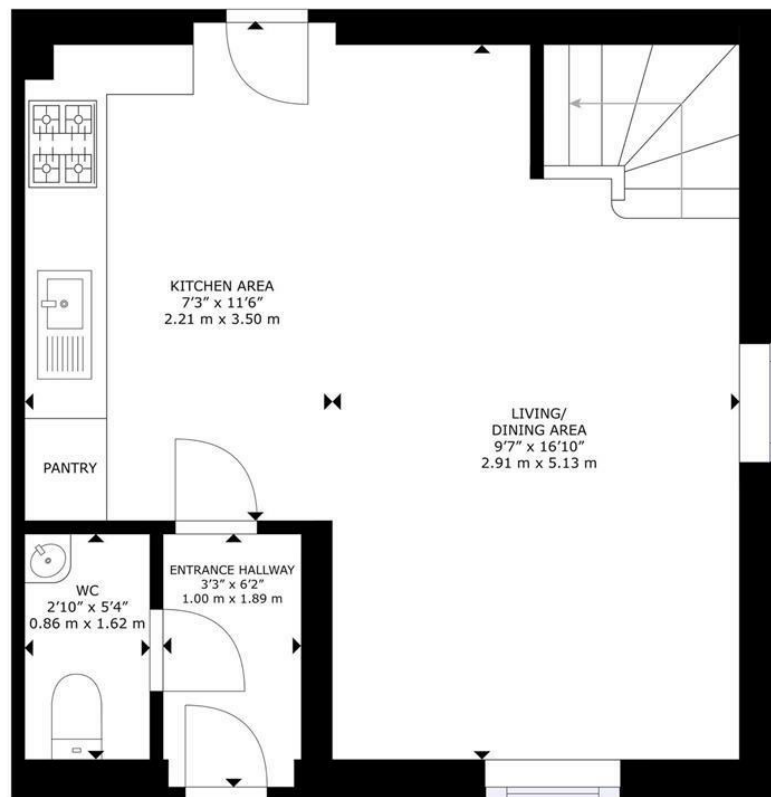
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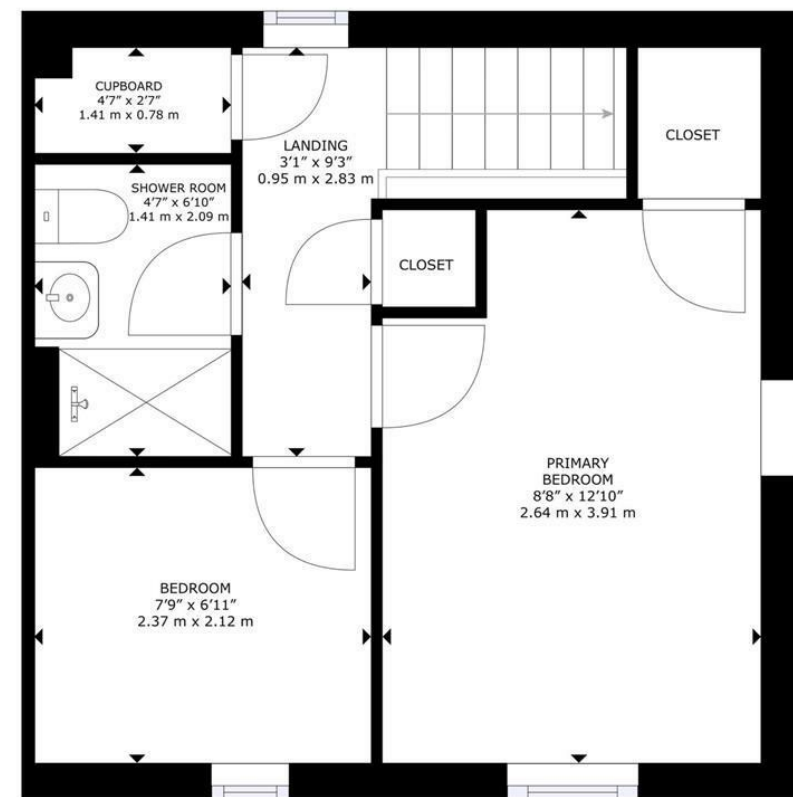
Kensey Road, Derby, DE3 0AB
£1,100 Per month



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 284 sq. ft, 26 m², FLOOR 2: 271 sq. ft, 25 m²
 TOTAL: 555 sq. ft, 51 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





AVAILABLE NOW - A beautifully presented 'Barratt Built' two bedroom semi-detached property, occupying this ever popular location, situated in the highly sought after Four Acres development on the edge of Mickleover, close to open countryside. Ideal for young professionals and located within easy access of local shops, amenities and the Derby Royal Hospital.

Built by Barratt Homes in 2018 this superb modern home has uPVC double glazing, gas central heating and in brief comprises: entrance hallway, cloakroom wc and superb open plan living dining kitchen. The first floor landing leads to two bedrooms and contemporary shower room.

Outside there is parking spaces for two cars. There is a small foregarden area and to the rear there is a paved area that is enclosed by a fence panelled boundary and has gated access.

- Modern 'Barratt Built' Semi-Detached Home
- Superb Plan Layout - Open Plan Living Dining Kitchen
- Two Bedrooms & Contemporary Shower Room
- Gas Central Heating & uPVC Double Glazing
- Close to Open Countryside & Excellent Local Amenities
- Ideal for Young Professionals
- Entrance Hallway, Contemporary WC
- Two Parking Spaces & Small Rear Courtyard
- Easy Access to the Royal Derby Hospital
- Available Now - Unfurnished







LOCALITY & AMENITIES

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

6'2 x 3'3 (1.88m x 0.99m)

Entrance through composite double glazed entrance door into the hallway. Fitted with wood effect flooring, central heating radiator, wall mounted electrical fuse box and panelled doors giving access through to the downstairs WC and open plan living dining kitchen.

Cloakroom WC

5'4 x 2'10 (1.63m x 0.86m)

Fitted with a two-piece white suite comprising low level WC with chrome push button flush, corner ceramic wash hand basin with chrome Monoblock mixer tap, ceramic tiled splashbacks, wood effect floor, extractor fan and central heating radiator.

Superb Open Plan Living Kitchen

Kitchen Area

11'6 x 7'3 (3.51m x 2.21m)

fitted with a range of white high gloss fronted units with chrome handles comprising wall base and drawer units with roll edged laminated wood block work surface over with matching splashbacks. Stainless steel sink drainer unit with chrome swan neck styled mixer tap. Integrated tall fridge and freezer, integrated Zanussi automatic washing machine and dryer, integrated Zanussi stainless steel electric over, four ring gas hob with glazed splashback and stainless steel extractor canopy over. Wood effect flooring and composite double glazed door giving access through to the rear courtyard pathway area.

Living Dining Area

16'10 x 9'7 (5.13m x 2.92m)

Fitted with two central heating radiators, TV and telephone points, staircase leading through to the first floor landing and uPVC double glazed windows to the front and side elevations.

FIRST FLOOR

Staircase leading through to the first floor landing from the living / dining area.

Landing

Fitted with smoke alarm, loft access, central heating radiator and uPVC double glazed window to the rear elevation. Panelled doors giving access through to both bedrooms, shower room. There is also a wardrobe storage area, a boiler cupboard and further storage area.

Primary Bedroom

12'10 x 8'8 (3.91m x 2.64m)

Fitted with built-in wardrobe over the stairwell, central heating radiator and uPVC double glazed windows to the front and side elevations.

Bedroom Two

7'9 x 6'11 (2.36m x 2.11m)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

Shower Room

6'10 x 4'7 (2.08m x 1.40m)

Fitted with a white three-piece suite low level WC with chrome push button flush, pedestal wash hand basin with chrome Monochrome mixer tap and ceramic tiled splashback. Double width shower with sliding glazed door, wall mounted Aqualisa electric shower and ceramic tiled splashbacks. Shaver point, tile effect floor and central heating radiator.

Boiler Cupboard/Storage

Fitted with wall mounted Ideal combination boiler.

Wardrobe/Storage Cupboard

Fitted with two chrome hanging rails.

OUTSIDE

Frontage & Two Parking Spaces

The property has two allocated parking spaces located at the side of the property. There is a front garden area with hedgerow boundary with metal railing, area laid to lawn and pathway access through to the front door.

Enclosed Paved Pathway/Courtyard

To the rear of the property there is a paved courtyard style rear garden with paved pathway, gravelled channels, brick walled boundary to the rear and timber gated access to the right hand side.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Reservation Fee & Deposit

Property Reservation Fee – One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit – 5 Weeks Rent

Time Scales & Status

The house is available immediately and is offered on an unfurnished basis.

Council Tax Band – B

South Derbyshire District Council



Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

