

Hobart Close, Mickleover, Derby

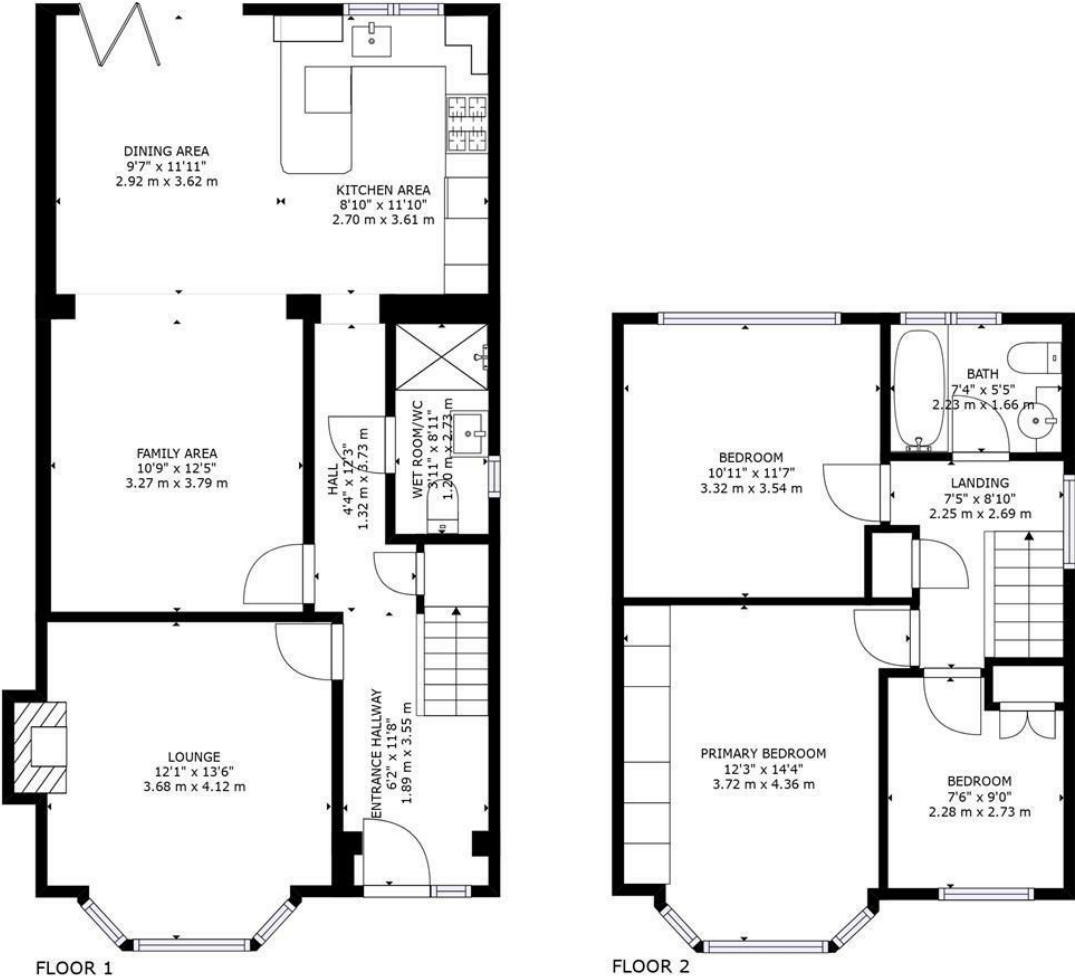


Hobart Close, Derby, DE3 9LJ

£1,500 Per month



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 713 sq. ft, 66 m2, FLOOR 2: 467 sq. ft, 43 m2
TOTAL: 1180 sq. ft, 110 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





SUPERB HOME WITH EXTENDED OPEN PLAN DINING KITCHEN - An extended bay fronted detached home, occupying this delightful cul-de-sac position within easy access of the Royal Derby Hospital and an excellent range of local amenities in Mickleover. This property has been extended with superb full width single storey extension to the rear with spacious open plan dining kitchen with contemporary fitted kitchen with integrated appliances and velux windows and bi-folding doors leading the generous rear garden.

The property has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, contemporary wet room wc, stylish lounge with beautiful bay window, family room with open plan access to a superb extended open plan dining kitchen. The first floor landing leads to three bedrooms including two generous double bedrooms, single bedroom and a contemporary bathroom with white three piece suite.

The property stands on a generous plot and is set back behind a generous driveway to the front and the driveway continues to the side with gated access leading to a detached single garage and enclosed rear garden. The generous garden has a paved patio and extensive lawned area and benefits from not being overlooked.

- Extended Traditional Detached Home
- Entrance Hallway & Ground Floor Wet Room/WC
- Superb Open Plan Dining Kitchen with Bi-Folding Doors
- Driveway, Detached Garage & Generous Rear Garden
- Located close to Excellent Local Shops & Amenities
- Well Presented & Comprehensively Upgraded
- Lounge with Bay Window & Family Room
- Three Bedrooms & Contemporary Bathroom
- Located close to the Royal Derby Hospital
- Available 31st July 2024







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

Entrance through composite double glazed entrance door with obscured leaded insert, uPVC double glazed side panel window, ceramic tiled flooring, central heating radiator, alarm keypad, staircase to the first floor, smoke alarm, coving to ceiling, understairs storage cupboard and panelled doors to the lounge, family area and downstairs wc/wet room.

Wet Room & WC

8'11 x 3'11 (2.72m x 1.19m)

Fitted with wall mounted ceramic wash hand basin, shower area with Mira shower and drainage, ceramic tiled flooring and walls, chrome ladder style heated towel rail, extractor fan and uPVC obscured double glazed window to the side elevation.

Lounge with Bay Window

13'6 into bay x 10'9 (4.11m into bay x 3.28m)

Fitted with wall mounted remote control log-effect gas fire with limestone frame, TV point, central heating radiator, coving to ceiling, two wall light points and uPVC double glazed bay window to the front elevation.

Family Room

12'5 x 10'9 (3.78m x 3.28m)

radiator, coving to ceiling, two wall light points and open plan access into the dining kitchen.

Superb Open Plan Dining Kitchen

18'5 x 11'11 (5.61m x 3.63m)

Kitchen Area

Fitted with a range of contemporary cream high gloss fronted wall, base and drawer units with stainless steel handles, square-edged work surfaces with matching splash-back, composite Franke sink drainer with chrome mixer tap, integrated electric oven, combination microwave-oven and five ring gas hob with extractor unit over, tall built-in fridge freezer and dishwasher, recessed LED down-lighters, smoke alarm, glass fronted display cabinet and ceramic tiled flooring. Glazed door giving access to the entrance hallway.

Dining Area

Central heating radiator, two Velux double glazed windows to the rear and aluminium bi-folding doors giving access to the rear garden.

FIRST FLOOR

Landing

Smoke alarm, loft access, cupboard housing the combination boiler and uPVC double glazed window to the side elevation. Doors off the landing giving access to all three bedrooms.

Principal Bedroom

14'4 into bay x 12'3 (4.37m into bay x 3.73m)

Fitted wardrobes, central heating radiator and uPVC double glazed bay window to the front elevation.

Bedroom Two

11'7 x 10'11 (3.53m x 3.33m)

Central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

9'0 x 7'6 (2.74m x 2.29m)

Built-in wardrobe over the stairwell, central heating radiator and uPVC double glazed window.

Contemporary Bathroom

7'4 x 5'5 (2.24m x 1.65m)

Fitted with a white three piece suite comprising a low flush wc, ceramic wash hand basin with vanity cupboard below, panelled bath with shower and folding glass shower screen, chrome ladder style heated towel rail, travertine-effect ceramic tiled flooring and walls and uPVC obscured double glazed window to the rear elevation

OUTSIDE

Frontage & Driveway

To the front of the property there is generous off-road parking via a Tarmacadam driveway to the side with security light and block paved driveway to the front.

Detached Garage

15'10 x 8'3 (4.83m x 2.51m)

Up and over door.

Enclosed Rear Garden

The enclosed rear garden has Indian sandstone patio, area laid to lawn, outside light, double power sockets, cold water tap and a fence panelled boundary with shrubs to the rear

Council Tax Band

Band C – Derby City Council

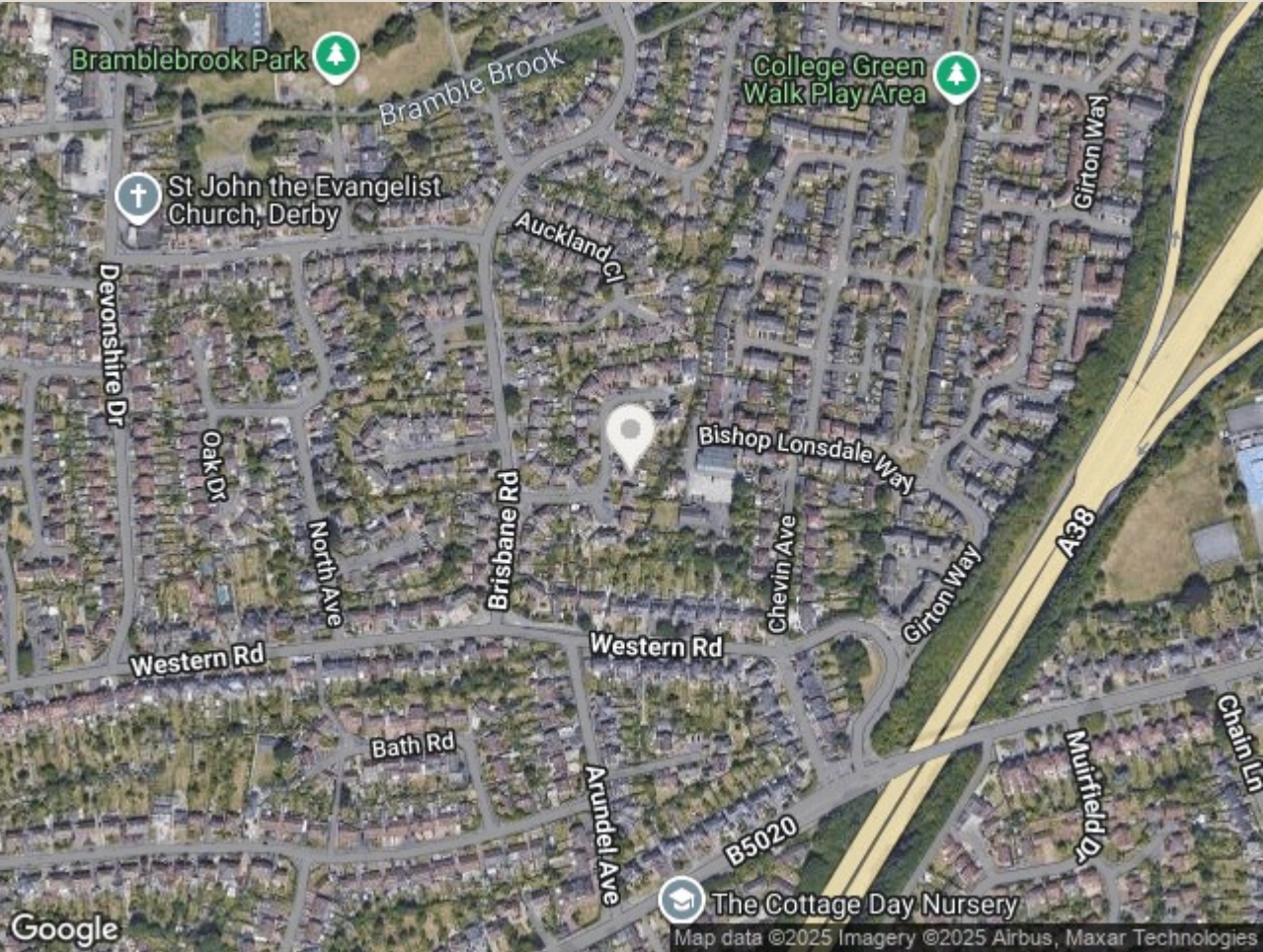
Reservation Fee & Deposit

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 31st July 2024 and is offered on an unfurnished basis.



Viewing

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

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

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

First Floor, Darley Abbey Mills Middle Mill, Darley Abbey, Derby, DE22 1DZ
Tel: 01332 411050 Email: hello@curranbirds.co

Energy Performance Graph

