



44 Jackson Avenue, Mickleover, Derby, DE3 9AT

£375,000



Situated in the heart of Mickleover, within walking distance of the Royal Derby Hospital, this is a beautifully appointed four bedroom structurally extended semi-detached property which benefits from gas central heating and double glazing.



44 Jackson Avenue, Mickleover, Derby, DE3 9AT

£375,000



DIRECTIONS

Leave Derby city centre along Uttoxeter New Road and continue past the Royal Derby Hospital in the direction of Mickleover. Turn left onto Kings Drive and right onto Jackson Avenue where the property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which in brief comprises an entrance hall with staircase leading to the first floor, lounge, dining room with access to a family room and ground floor cloakroom. The ground floor is further complimented by a formal lounge, sitting room and kitchen with integrated appliances and access to the rear. To the first floor are four good sized bedrooms, the master bedroom with en-suite and a separate family bathroom.

Outside the property benefits from a garden to the rear which has been laid for ease of maintenance with an artificial lawn and patio and to the front there is a generous car parking area with space for three vehicles and access to a store with electrically operated up and over door.

The property is perfectly located for ease of access to the Royal Derby Hospital which is only a short walk away. The village of Mickleover is close by and boasts a wealth of facilities including shops, restaurants, schools

and pubs. The vibrant city centre of Derby is within easy reach with plentiful bars, restaurants and the Derbion shopping centre.

The property is well positioned for ease of access to the A38 and A50 giving onward travel to the M1 corridor.

This spacious, extended family home offers superb versatile accommodation and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE HALL

Spacious entrance hall with quality wooden floor, staircase leading to the first floor, double glazed window to the front elevation, double radiator and useful understairs storage cupboard with coat hanging space.

LOUNGE

11'11" x 13'8" (3.63m x 4.17m)
(Measurement to the centre of the bay window)

A beautifully presented room situated at the front of the house with a walk in double glazed window overlooking the front elevation and radiator. Door to:

SITTING ROOM

11'10" x 14'3" (3.61m x 4.34m)
This particularly versatile space is accessed through the lounge and has double glazed

French doors leading to the rear elevation, double radiator and serving hatch to the kitchen so it could be used as an additional dining room if desired.

DINING ROOM

11'11" x 14' (3.63m x 4.27m)

With radiator, two windows and doorway giving access to:

FAMILY ROOM/PLAYROOM/SITTING ROOM

11' x 7'4" (3.35m x 2.24m)

With double glazed French doors leading to the rear garden, useful storage and radiator.

SHOWER ROOM

With low level WC, wash hand basin and glazed shower cubicle and two frosted double glazed windows.

KITCHEN

11'9" x 11'7" (3.58m x 3.53m)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and a cooking range beneath a

shaped extractor fan. (Cooking range may be purchased via separate negotiation). The kitchen has a sink unit with drainer and mixer tap and there is a double glazed door leading to the rear elevation, double glazed window overlooking the garden, space for a washing machine, integrated dishwasher, useful kitchen drawers, integrated fridge and integrated freezer.

TO THE FIRST FLOOR

LANDING

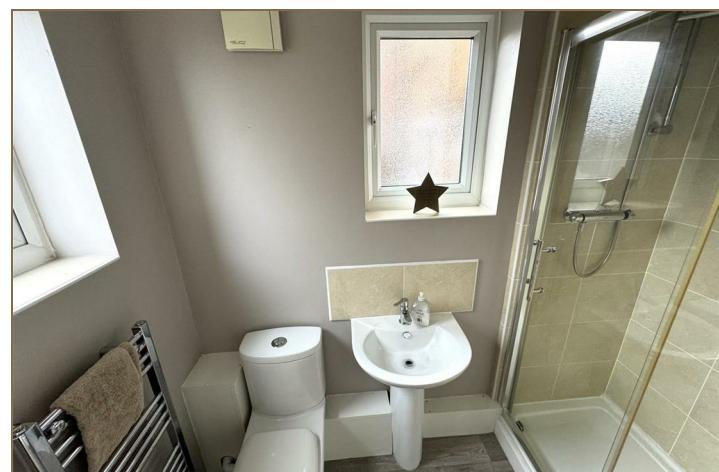
Spacious landing with access to loft, inset ceiling spotlights and useful storage cupboard.

BEDROOM ONE

12'11" x 8' (3.94m x 2.44m)

(Maximum measurement plus lobby)

With two double glazed windows to the front elevation, radiator, inset ceiling spotlights, fitted wardrobes and Velux window to help make the room bright and airy.



EN-SUITE

5'1" x 8' (1.55m x 2.44m)

With low level WC, wash hand basin, glazed shower cubicle, frosted double glazed window and heated towel rail.

BEDROOM TWO

11'11" x 7'9" (3.63m x 2.36m)

(Maximum measurement)

With double glazed window and radiator.

BEDROOM THREE

14'1" x 11'11" (4.29m x 3.63m)

With double glazed window and radiator.

BEDROOM FOUR

11'5" x 6'11" (3.48m x 2.11m)

With double glazed window and radiator.

FAMILY BATHROOM

7'1" x 6'9" (2.16m x 2.06m)

Neatly presented with a low level WC, pedestal wash hand basin and bath with shower attachment over, frosted double glazed window and heated towel rail.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which has been laid for ease of maintenance, a patio area overlooks an artificial lawn and there is a shed, ideal for storage, at the bottom of the garden.

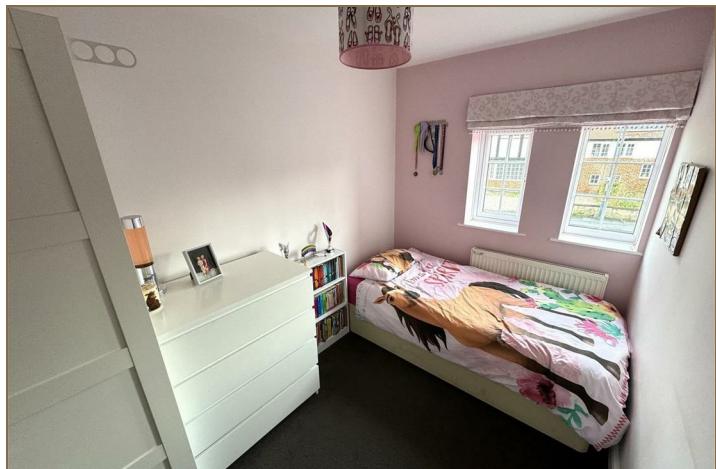
To the front there is a car standing space for three vehicles and there is access to an:

OUTSIDE STORE

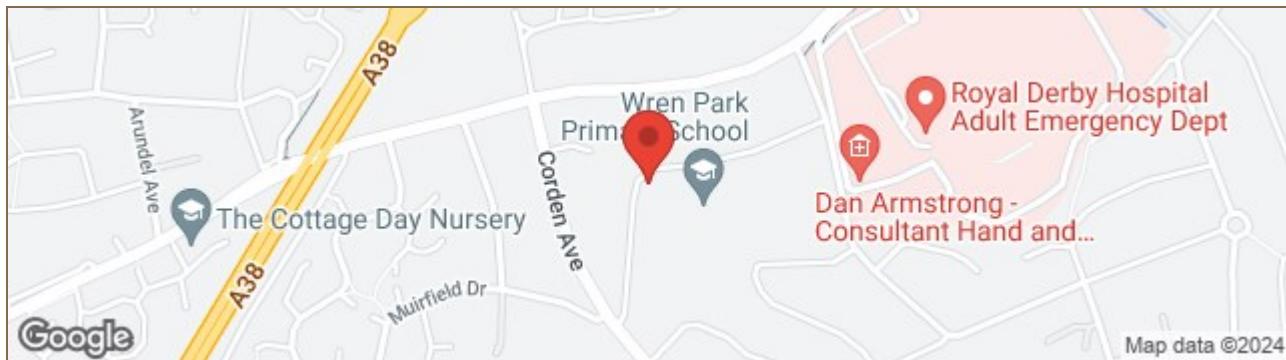
12' x 9'8" (3.66m x 2.95m)

With power, light, electric heater, water supply and electrically operated up and over door.





Road Map



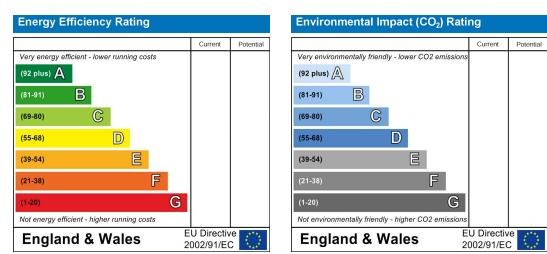
Viewing

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

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

Energy Efficiency Graph



boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk