



Old Mansfield Road, Derby, DE21

£185,995

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

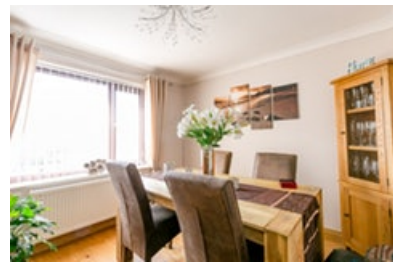
HouseSimple is pleased to present this property in Derby. IMMACULATELY PRESENTED SPACIOUS 3 BED DETACHED UPSIDE DOWN HOUSE / FAMILY HOME - MUST BE SEEN! Entrance Hallway with NEW Shower Room / Cloakroom, Lounge/Diner, NEW Spacious Kitchen, 3 Good Sized Bedrooms, Family Bathroom, UPVC DG + GCH, Fro

Key features:

- Immaculately Presented
- Detached Family Home
- New Kitchen
- New Shower Room
- Two Bathrooms
- Off Road Parking
- Unusual Upside Down House

Extra info:

- **Property Age:** 38 years
- **Council Tax:** Band C (£1460.68 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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IMMACULATELY PRESENTED SPACIOUS 3 BED DETACHED UPSIDE DOWN HOUSE / FAMILY HOME - MUST BE SEEN!

Entrance Hallway with NEW Shower Room / Cloakroom, Lounge/Diner, NEW Spacious Kitchen, 3 Good Sized Bedrooms, Family Bathroom, UPVC DG + GCH, Front, Rear and Side Gardens, Driveway.

Entrance Hall

UPVC Double glazed front door to hallway. Radiator, oak flooring, chrome feature light, doors to lounge/diner, kitchen, stairs and shower room/cloakroom.

Lounge

18' 6" x 9' 9" (5.65m x 2.98m) Stunning glazed modern oak door with chrome handles, and oak flooring. Beautiful modern gas fire with oak surround and marble hearth. Chrome wall lights, coving and a radiator. UPVC Double glazed windows to rear aspects, with vertical blinds, and 180 degree views overlooking Derby, which is fabulous.

glazed windows to rear aspects, with vertical blinds, and 180 degree views overlooking Derby, which is fabulous for watching stunning sunsets and firework displays.

Kitchen

16' 6" x 7' 10" (5.03m x 2.38m) Stunning glazed modern oak door with chrome handles to NEW fitted kitchen. The kitchen features beautiful beige high gloss base and eye level units, solid oak worktop and breakfast bar, under unit lighting. Gas hob with extractor fan, electric double oven and freestanding fridge freezer (only 3 months old). UPVC double glazed window to front and side aspects, with vertical blinds and radiator. Loft hatch which contains a wall mounted top of the range, Ideal Vogue 40kw combi boiler serving central heating system and domestic hot water, with 6½ years warranty remaining.

Cloakroom/Shower Room

9' 11" x 6' 5" (2.77m x 1.97m) Stunning oak door with chrome handles to Ultra-modern newly fitted cloakroom/shower room. Smoked glass quadrant shower enclosure, complemented with a Triton shower and non-slip shower tray. Ultra modern white gloss and black glass top basin unit with low-level back to the wall WC, and modern chrome tap. Two tall white gloss bathroom units with modern chrome handles. Tall chrome towel radiator, and spot lights. UPVC double glazed window to front aspect, with roman blind.

Stairs to Lower Level

UPVC double glazed window to side aspect. Beautiful hallway with archway and doors to bedrooms, family bathroom, utility room, under stairs cupboard, and airing cupboard.

Bedroom 1

11' 6" x 9' 5" (3.51m x 2.87m) UPVC Double glazed window to rear with vertical blinds, and radiator.

Bedroom 2

10' 2" x 8' 11" (3.10m x 2.71m) UPVC Double glazed window to front aspect with vertical blinds, and radiator.

Bedroom 3

11' 3" x 6' 7" (3.42m x 2.01m) UPVC Double glazed window to rear aspect vertical blinds, and radiator.

Family Bathroom

7' 6" x 5' 5" (2.34m x 1.69m) Fully tiled, fitted with three piece suite comprising of panelled bath with bath shower mixer tap, freestanding wash basin/vanity unit, and low-level WC. UPVC obscure glass double glazed window to side aspect. Tiled floor with underfloor heating, radiator and modern chrome spotlights.

Utility

4' 5" x 7' 7" (1.36m x 2.35m) UPVC Double glazed door to side aspect/garden. Plumbing for washing machine.

Outside - Street Level

The front of the property has new soffit, fascias and guttering. The driveway has iron railings with gate and steps to lower level.

Front Garden

Recently landscaped low maintenance gravelled garden. Iron gate to side path, back entrance door and rear and side gardens.

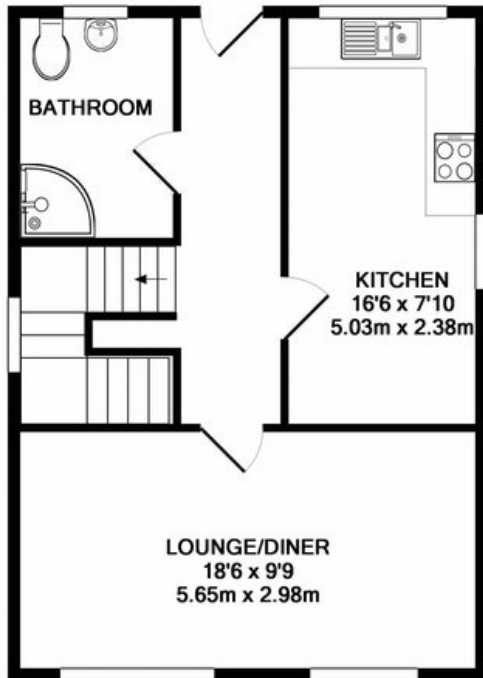
Rear Garden

Paved pathway to garden, with garden tap. Low maintenance gravelled and paved rear garden with 6ft fence backing on to allotments. West facing garden, which gets the sun most of the day, and has the most beautiful sunsets over Derby.

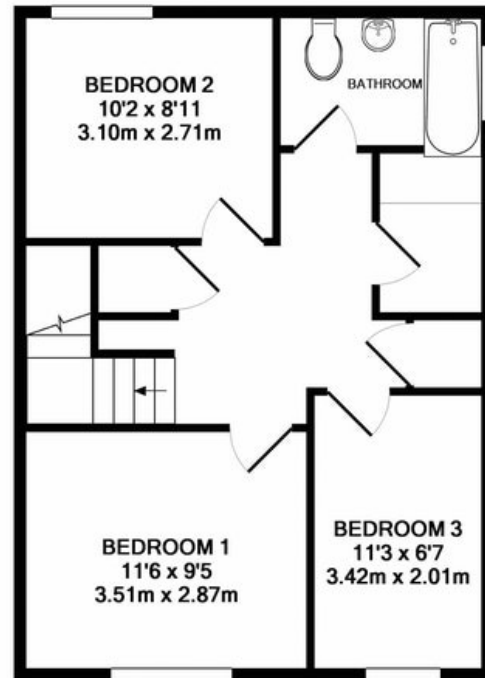
Side Garden

New 6ft fence with gravel board and artificial grass. Garden shed on paved base.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

114, Old Mansfield Road, DERBY, DE21 4SA

Dwelling type: Detached house	Reference number: 0230-2825-7329-9905-8381
Date of assessment: 05 February 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 February 2015	Total floor area: 87 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,967
Over 3 years you could save	£ 930

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 930 over 3 years </div>
Heating	£ 2,139 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 558 over 3 years	£ 225 over 3 years	
Totals	£ 2,967	£ 2,037	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p>Current</p> <p style="font-size: 2em;">60</p> </div> <div style="width: 45%;"> <p>Potential</p> <p style="font-size: 2em;">82</p> </div> </div>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 195
2 Low energy lighting for all fixed outlets	£35	£ 84
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 102

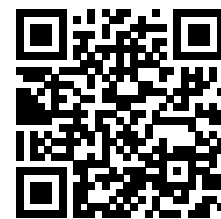
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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