



Mickleover Manor
Mickleover Derby



Property Description

Hall & Benson are delighted to bring to market this well presented, traditional detached property on the prestigious estate, Mickleover Manor. The accommodation is distributed across three storeys giving ample living space for a family.

The ground floor offers a lounge, kitchen/diner, sitting room, cloakroom and gives internal access to the integral garage. The first floor presents three double bedrooms, one of which is the main bedroom with an en-suite, family bathroom and a door to the balcony. The second floor has a further double bedroom and en-suite. There is ample off road parking for two vehicles plus the integral garage equipped with lighting and electrics. To the rear is a paved garden which is fence enclosed.

The Mickleover Manor estate offers privacy for residents and is a conservation area. We highly advise an early viewing in order to appreciate what the property, and the area, has to offer.

Ground Floor

Entrance Hallway

Accessed via the wooden front door, carpeted flooring, one radiator.

Lounge

11' 8" x 14' 11" into recess (3.56m x 4.55m into recess)

Laminate flooring, one radiator, double glazed door to the rear elevation, gas fire and surround.

Kitchen / Diner

16' x 10' 5" into recess (4.88m x 3.17m into recess)

Tiled flooring, wall and base units with tiled splashback, sink and drainer with mixer tap, integrated dishwasher, oven and fridge-freezer, space for a washing machine, induction hob with fan above, one radiator, double glazed windows to the front and side elevations.

Sitting Room

12' 5" max x 10' 11" max (3.78m max x 3.33m max)

Laminate flooring, double glazed bi-fold doors to the side elevation, three double glazed tall windows.

Cloakroom

Tiled flooring, WC, sink with tiled splashback, one radiator.

First Floor

Landing

Carpeted flooring, double glazed bay window to the front elevation, double glazed door to the side elevation giving access to the balcony.

Bedroom One

12' 1" into recess x 11' 8" (3.68m into recess x 3.56m)

Laminate flooring, one radiator, double glazed window to the rear elevation, door to en-suite.

En-Suite

Tiled flooring and walls, shower cubicle, WC, vanity sink with mixer tap, heated towel rail, double glazed frosted window to the side elevation.

Bedroom Two

16' x 9' 4" (4.88m x 2.84m)

Laminate flooring, one radiator, double glazed windows to the front, side and rear elevations.

Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m)

Laminate flooring, one radiator, double glazed French doors to the front elevation to the Juliet balcony.

Bathroom

Tiled flooring and walls, bath with overhead shower, WC, sink with mixer tap, heated towel rail, double glazed frosted window to the side elevation.

Second Floor

Landing

Carpeted flooring, one radiator, double glazed bay window to the front elevation.

Bedroom Four

14' plus wardrobes x 8' 7" (4.27m plus wardrobes x 2.62m)

Laminate flooring, one radiator, double glazed window to the front elevation, fitted wardrobes, door to en-suite.

En-Suite

Tiled flooring and walls, shower cubicle, WC, vanity sink with mixer tap, heated towel rail.

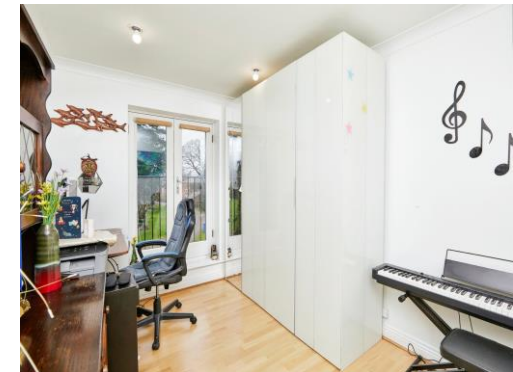
Garage

17' 5" x 8' 8" (5.31m x 2.64m)

Up and over door to the front elevation, pedestrian door to the side elevation, equipped with lighting and electrics.

Outside

To the front is a double driveway and to the rear is a paved garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: D

Tenure: Freehold

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