



Trent Way
Mickleover Derby



Property Description

Hall & Benson are delighted to market this detached house in the sought after residential area of Mickleover. The accommodation is distributed across three storeys; the ground floor offers a spacious hallway, lounge, kitchen/diner and cloakroom. The first floor presents two double bedrooms, one with an en-suite, and the family bathroom. The second floor offers a further two double bedrooms, with one having access to the Jack & Jill shower room.

The property offers ample space both internally and externally, making it ideal for a growing family looking to move to the area.

To the rear of the property is a flat garden with access to the converted garage, providing a versatile extra reception room. There is also a driveway to the rear of the property offering ample parking for at least two vehicles.

An internal viewing is highly advised to appreciate the accommodation on offer.

Kitchen / Diner

16' x 8' 10" (4.88m x 2.69m)

Tiled flooring, wall and base units, stainless steel sink and drainer with mixer tap, integrated washing machine, dishwasher and fridge-freezer, electric oven and four ring gas hob with extractor fan above, one radiator, two UPVC double glazed windows to the front elevation, UPVC double glazed window and French doors to the side elevation.

Cloakroom

Tiled flooring, WC, pedestal sink with mixer tap and tiled splashback, one radiator, UPVC double glazed frosted window to the rear elevation.

Ground Floor

Entrance Hallway

Accessed via the composite front door, tiled flooring, one radiator, two built in storage cupboards.

Lounge

16' 2" x 10' 2" (4.93m x 3.10m)

Carpeted flooring, one radiator, two UPVC double glazed windows to the front elevation and one UPVC double glazed window to the side elevation.

First Floor

Landing

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, built in airing cupboard.

Bedroom One

10' 11" max x 10' 4" max (3.33m max x 3.15m max)

Carpeted flooring, one radiator, UPVC double glazed windows to the front and side elevations, built in wardrobes, door to en-suite.

En-Suite

Vinyl flooring, shower cubicle. WC, pedestal sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the side elevation.

Bedroom Four

9' 7" x 10' 5" (2.92m x 3.17m)

Carpeted flooring, one radiator, UPVC double glazed window to the front and side elevations, built in wardrobe.

Bathroom

Vinyl flooring, bath with overhead shower, WC, pedestal sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the side elevation.

Second Floor

Bedroom Two

12' 11" max x 11' 7" max (3.94m max x 3.53m max)

Carpeted flooring, one radiator, UPVC double glazed window to the side elevation, skylight to the front elevation, built in wardrobe.

Bedroom Three

12' 11" x 10' (3.94m x 3.05m)

Carpeted flooring, one radiator, UPVC double glazed window to the side elevation, skylight to the front elevation, built in wardrobe.

Shower Room

Vinyl flooring, shower cubicle, WC, pedestal sink with mixer tap, heated towel rail.

Outside

Accessed via the French doors in the kitchen, is the rear garden comprising of a patio area, lawn, raised flower beds, decking and access to the converted garage outbuilding.

There is a double driveway with an electric car charging point.

Outbuilding

13' 6" x 9' 5" (4.11m x 2.87m)

Karndean flooring, equipped with lighting and electrics, loft area, UPVC double glazed bi-fold doors to the side elevation.

There is also a small storage area to the side accessed via the electric roller door to the front elevation.









Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: ATR101857 - 0001