



Regents Drive
Mickleover Derby



Property Description

A superb three bedroom home, set back from Trent Way with a newly completed driveway. Built by Barratt Homes in 2019 and set within the popular Four Acres development on the edge of Mickleover. This stylish home offers contemporary fittings throughout with the heart of the home being the well-appointed dining kitchen with integrated appliances and French doors that open to the landscaped rear garden and a modern lounge. There are three bedrooms, one en-suite and a family bathroom. Located within easy reach of local amenities, schools, and transport links, this home is perfectly suited for the growing family.

On entering, you are greeted by a spacious entrance hallway with a staircase leading upstairs. The ground floor features a comfortable living room. The expansive dining kitchen, complete with high-gloss white units and integrated appliances, is perfect for family meals and entertaining. French doors open to the landscaped rear garden, creating a seamless indoor-outdoor living experience. A downstairs WC adds to the convenience of the ground floor.

Upstairs, the first floor is home to the primary bedroom, which enjoys a contemporary en-suite shower room. A further double bedroom, and the main bathroom is finished with a classic contemporary feel.

The property occupies a fully landscaped Impressive garden. There is a generous tarmac driveway that accommodates up to four vehicles.

With seamless transport links via the A516 and A38, accessing Derby city centre.

Entrance Hallway

The property is accessed via UPVC door leading into the hallway where there is stairs to the first floor and doors to the downstairs W.C and lounge.

Lounge

15' 4" x 11' 4" (4.67m x 3.45m)

Modern stylish lounge with upgraded carpet flooring, a radiator, double glazed windows to the front and side elevations and door to the kitchen/ diner.

Kitchen/ Diner

14' 6" x 9' 1" (4.42m x 2.77m)

Newly fitted high quality kitchen with a range of matching wall and base units with work surfaces over and matching upstands, integrated appliances including electric oven with gas hob and extractor over, inset stainless steel sink and drainer with mixer tap over, a washing machine, a radiator, spot lighting to the ceiling, fridge freezer, upgraded tiled flooring, understairs storage, double glazed window to the rear elevation and double glazed patio doors to the rear leading out to the garden.

Downstairs W.C

Having low level W.C and wash hand basin.

First Floor Landing

Having over stairs storage cupboard, loft access which is part boarded and doors off to the bedrooms and bathroom.

Bedroom One

8' 2" x 11' 8" (2.49m x 3.56m)

Having double glazed window to the front elevation, a radiator, built-in wardrobe, upgraded carpet flooring and door to the en suite.

En Suite

Having a three piece suite comprising of a shower cubicle, pedestal wash hand basin and low level W.C, tiled walls, laminate flooring, chrome heated towel rail and obscured double glazed window to the side elevation.

Bedroom Two

9' 8" x 7' 9" (2.95m x 2.36m)

Having double glazed window to the rear elevation, upgraded carpet flooring and a radiator

Bedroom Three

5' 8" x 8' 2" (1.73m x 2.49m)

Having double glazed window to the front elevation, upgraded carpet flooring and a radiator

Bathroom

Having a three piece suite comprising of a bath with shower over, pedestal wash hand basin and low level W.C, chrome heated towel rail, tiled walls, laminate flooring and double glazed obscured window to the rear elevation.

Outside

To the front of the property is a tarmacked driveway providing off road parking with a gravelled area and paved path to the entrance and leading to the side where there is gated access to the rear.

To the rear is a landscaped garden with artificial lawn with paved surround, a paved patio area and enclosed with fencing.





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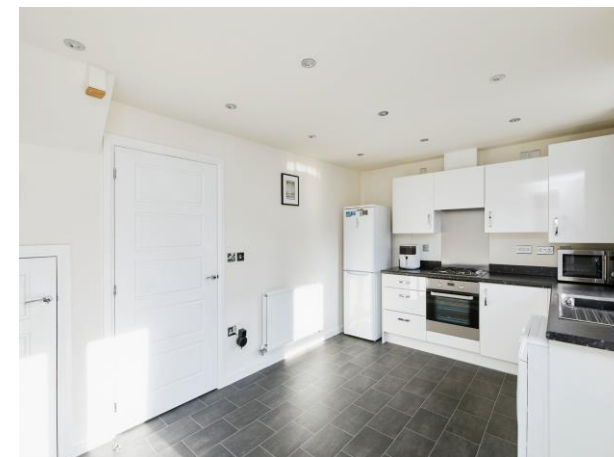
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Tenure: Freehold



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Property Ref: ATR102231 - 0008