



**Trent Way, Mickleover Derby DE3 0AF**

**welcome to**

**Trent Way, Mickleover Derby**

MODERN THREE STOREY DETACHED - This recently built detached residence is being offered for sale with no onward chain and would make a great family home. The property features four bedrooms, off road parking, and a detached garage converted in to a home office.



### **Entrance Hall**

Having a composite entrance door to the front, cloak cupboard, contemporary radiator, stairs to the first floor and tiled flooring.

### **Cloakroom**

UPVC window to the side, w.c, wash hand basin, tiled surround and radiator.

### **Lounge**

16' 1" x 10' 2" ( 4.90m x 3.10m )

UPVC window X2 to the front, radiator and door to the rear,

### **Kitchen**

16' 1" x 10' 4" ( 4.90m x 3.15m )

Having a matching wall and base units with round edge work tops over, sink drainer, gas hob, oven extractor, integrated fridge freezer, integrated dishwasher, radiator UPVC window to the front and side and French doors to the garden.

### **Landing**

UPVC to the front, airing cupboard housing a hot water cylinder, stairs to the second floor.

### **Bedroom One**

10' 4" x 11' Max ( 3.15m x 3.35m Max )

UPVC Windows to the front & side and built in wardrobes.

### **En Suite**

Having a double fully tiled cubicle with shower, w/c, wash hand basin, heated towel rail and UPVC window to the side.

### **Bedroom Three**

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

UPVC window to the front x 2 & UPVC window to the side, built in storage wardrobes and a radiator,

### **Bathroom**

UPVC window to the side, panelled bath, w/c, wash hand basin, part tiled, wall mounted heated towel rail.

### **Second Floor Landing**

Having doors to rooms and radiator.

### **Bedroom Two 2nd Floor**

12' 11" Max x 5' 11" ( 3.94m Max x 1.80m )

UPVC to the side, sky light built in wardrobe and radiator,

### **Bedroom Four 2nd Floor**

12' 11" x 10' 5" ( 3.94m x 3.17m )

UPVC window to the side, skylight and fitted wardrobes,

### **En Suite**

W/C, wash hand basin Shower cubicle and a heated towel rail.

### **Converted Garage**

13' 5" x 9' 4" ( 4.09m x 2.84m )

Detached garage which has been converted into a home office, with power, lighting, and bi-fold doors to garden.

### **Front Garden**

To the front is a tandem driveway for off road parking, electric car charger point.

### **Storage Area**

3' 2" x 9' 9" ( 0.97m x 2.97m )

### **Rear Garden**

Having a garden which is mainly laid to lawn, decked patio area with lighting, outside tap shed which has power and lighting and door to the side.



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## Trent Way, Mickleover Derby

- FOUR BEDROOM THREE STOREY DETACHED
- KITCHEN DINER
- GENEROUS LOUNGE
- DETACHED GARAGE/HOME OFFICE CONVERSION
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

offers over

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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