

Devonshire Drive, Mickleover, Derby. DE3 9HE



welcome to

Devonshire Drive, Mickleover, Derby

A spacious two bedroom semi detached property, comprising entrance hallway lounge & conservatory, kitchen, two bedrooms and family bathroom with a private enclosed rear garden and driveway to the front.













Entrance Hallway

On entry to the property there is a hallway leading to the kitchen, master bedroom and living room.

Lounge

9' 9" x $\overline{13}$ ' 8" (2.97m x 4.17m) With a feature fire place and door to the conservatory.

Kitchen

9' 6" x 10' 5" (2.90m x 3.17m)

Kitchen is spacious with a range of base and wall units in white, black work tops and white tiled floor, electric oven/hob with extractor fan over, space for fridge freezer, plumbing for washing machine, door to garden outhouse.

Master Ground Floor Bedroom

9' 9" x 13' 8" INTO BAY ($2.97m\ x\ 4.17m\ INTO\ BAY$) With bay window to the front and fitted robes throughout.

Second Bedroom

Irregular Shaped Room 17' 7" MAX x 11' 6" MAX (5.36m MAX x 3.51m) to the first floor with window to the rear and a fantastic size offering flexible living options as in our view this room offers a multitude of uses.

Family Bathroom

Fitted with a modern three piece suite comprising low level W/C , wash hand basin and fitted bath.

Outside

To the exterior of the property there is a stone effect front garden with feature shrubs and driveway parking spaces.

The rear of the property the garden is spacious and has a laid to lawn area that is fenced off to the right and the second half of the garden is patio and stone. There is also a garden shed and side access.





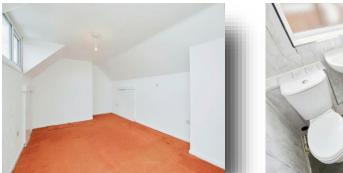
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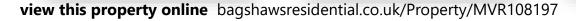
- Council Tax Band B SEMI DETACHED
- TWO BEDROOM
- PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SOUGHT AFTER LOCATION OF MICKLEOVER

Tenure: Freehold EPC Rating: E

£210,000









Property Ref: MVR108197 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the

postcode not the actual property

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Ravensdale Junior School



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