



Magdalene Drive, Mickleover Derby DE3 9DH

welcome to

Magdalene Drive, Mickleover Derby

Three bedroom semi-detached offering UPVC double glazed accommodation inc: Entrance, Three bedrooms, master en-suite, family bathroom, cloaks/ WC, lounge and fitted kitchen diner. Situated in the popular suburb of Mickleover, ideally placed for the Royal Derby Hospital.



Entrance Hallway

Entering from the front door, to internal entrance vestibule with doors leading into cloakroom/WC and lounge.

Lounge

12' 1" x 16' 1" (3.68m x 4.90m)

With feature electric fire, TV point, uPVC double glazed bow window to the front, staircase leading to the first floor and door giving access to kitchen/dining room.

Kitchen Diner

12' 2" x 15' 4" (3.71m x 4.67m)

Having a matching range of wall and base units with roll edge work surfaces. Over sink drainer, gas hob, oven with tiled surrounds. French doors & UPVC window to the rear.

Bedroom One

12' 2" MAX x 11' 9" MAX (3.71m MAX x 3.58m MAX)

With double glazed window to the rear and door to:

En - Suite

Comprising of a double shower, low level wc and wash hand basin with frosted double glazed window to the rear.

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

With double glazed window to the front.

Bedroom Three

6' 8" x 8' 7" (2.03m x 2.62m)

With double glazed window to the front.

Family Bathroom

Comprising of bath with mixer taps, low level wc and wash hand basin.

Outside

To the front is a driveway providing off road parking for multiple vehicles. To the rear is an enclosed fenced garden; mainly laid to lawn with a patio area.



view this property online bagshawsresidential.co.uk/Property/MVR108146



welcome to

Magdalene Drive, Mickleover Derby

- THREE BEDROOM
- MASTER EN-SUITE
- OFF ROAD PARKING & PRIVATE ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- EPC RATING C

Tenure: Freehold EPC Rating: C

offers over

£240,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/MVR108146](https://www.bagshawsresidential.co.uk/Property/MVR108146)



Property Ref:
MVR108146 - 0017

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)