

# Western Road, Mickleover Derby DE3 9GR



## welcome to

## Western Road, Mickleover Derby

Bagshaws are pleased to present to the market this traditional detached family home situated in a popular residential location within Mickleover, close to local amenities and within good proximity of the A38, Derby Royal Hospital and Mickleover village centre.













#### **Entrance Hallway**

Entering into an internal porch leading through to the entrance hall with stairs rising to the first floor and doors to the living accomodation.

#### Cloakroom

just off the hallway comprising low level wc and wash hand basin

#### Lounge

14' 2" into bay x 11' 7" MAX ( 4.32m into bay x 3.53m MAX

with box bay window to the front and feature gas fire complete with surround.

#### **Dining Room**

11' 5" MAX x 21' 5" MAX ( 3.48m MAX x 6.53m MAX ) With wood laminate flooring through, opening into the kitchen and rear doors leading into the conservatory.

#### Kitchen

14' 2" x 7' 2" ( 4.32m x 2.18m ) with a range of wall and base units, sink drainer, four ring gas hob and electric oven, and plumbing for a washing machine and dishwasher. With window to the rear and door to the side of the property.

#### Conservatory

10' 7" x 20' 4" (  $3.23m \times 6.20m$  ) A fantastic addition to the home of mainly UPVC surround with bifold doors opening on to the rear garden,

#### **Bedroom One**

11' 7" x 11' 7" ( 3.53m x 3.53m ) Spacious double bedroom to the front of the property, with double glazed window and radiator.

#### **Bedroom Two**

9' 9" x 8' 5" ( 2.97m x 2.57m ) Double bedroom, double glazed window to rear.

#### **Bedroom Three**

9' 1" x 11' 9" ( 2.77m x 3.58m )

Double bedroom, double glazed window to front

#### **Bedroom Four**

11' 7" x 8' 1" ( 3.53m x 2.46m ) Double bedroom, double glazed window to rear

#### **Bedroom Five**

7' 9" x 6' 7" ( 2.36m x 2.01m ) Double glazed window to front

#### Bathroom

Four-piece suite, with bath, shower, w/c, and washhand basin

#### Garage

16' 3" x 9' 7" ( 4.95m x 2.92m ) With power and lighting.

#### Outside

To the front, an in-out driveway provides off-road parking for multiple vehicles, and to the rear is an extensive private enclosed rear garden, mainly laidto lawn, with a patio area.





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### Western Road, Mickleover Derby

- DETACHED FAMILY HOME
- EXTENSIVE GARDENS
- FIVE BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION

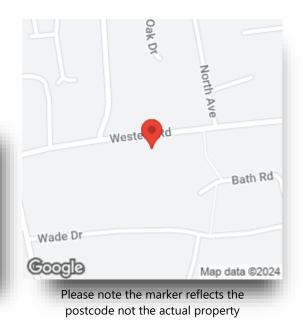
Tenure: Freehold EPC Rating: D

## £525,000









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