



**Archer Drive, Mickleover Derby DE3 0AG**

**welcome to**

**Archer Drive, Mickleover Derby**

WELL PRESENTED detached family home requires INTERNAL VIEWING to appreciate the accommodation which comprises: guest cloakroom, lounge, kitchen diner, to the first floor 4 bedrooms; main bedroom with en suite facilities and family bathroom. Drive, GARAGE and gardens.



Access to the property is gained via:

### **Entrance Door**

Under a storm canopy leading into,

### **Entrance Hallway**

Under stairs storage cupboard, further cupboard with plumbing for washing machine, stairs to the first floor accommodation, doors off to:

### **Guest Cloakroom**

Wash hand basin with splash back tiling, low level wc, central heating radiator, double glazed window to the front elevation.

### **Lounge**

17' 2" x 11' 1" ( 5.23m x 3.38m )

Bay window to the front elevation.

### **Kitchen Diner**

20' x 10' 1" ( 6.10m x 3.07m )

Comprising one and a half bowl sink and drainer set in a base unit, further base and wall units, complementary worktop, integrated double oven, hob with cooker hood over, integrated dishwasher and fridge freezer, two central heating radiators, complementary tiling, wood effect flooring, french doors leading out to the garden with glazed side panels.

### **Stairs From The Hallway**

Leading to:

### **First Floor Landing**

With storage cupboard, loft access hatch and doors off to:

### **Main Bedroom**

10' 5" x 8' 2" ( 3.17m x 2.49m )

Fitted mirror door wardrobes, double glazed window to the rear elevation, Central heating radiator, door leading into:

### **Ensuite**

Shower cubicle with wall mounted shower, complementary tiling, wash hand basin, low level wc.

### **Bedroom**

11' 5" x 7' 2" ( 3.48m x 2.18m )

Double glazed window to the front elevation, central heating radiator.

### **Bedroom**

10' 2" x 7' 5" ( 3.10m x 2.26m )

Currently used as a playroom, double glazed window to the rear elevation, central heating radiator.

### **Bedroom**

8' 2" x 7' 2" ( 2.49m x 2.18m )

Double glazed window to the front elevation, central heating radiator.

### **Family Bathroom**

Shower cubicle with wall mounted shower, bath with shower attachment, wash hand basin, low level wc, complementary tiling, double glazed window to the side elevation.

### **Detached Garage**

With up and over door, power and lighting.

### **Gardens**

Front forecourt garden, driveway to the side, providing off road parking leading to the garage. Gated access leading to the private enclosed rear garden which has a patio border encasing astro-turf. External electric connection.



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## Archer Drive, Mickleover Derby

- Council tax band: D - Modern Detached Family Home
- Four Bedrooms, Main Bedroom with En Suite
- Lounge and Kitchen Diner
- Guest Cloakroom and Family Bathroom
- Drive, Garage and Gardens

Tenure: Freehold EPC Rating: B

**£370,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108286 - 0003

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