



**Regents Drive, Mickleover DERBY DE3 0AP**

**welcome to**

**Regents Drive, Mickleover DERBY**

We welcome to the market this immaculate and pristine double fronted semi-detached home within the Four Acres development in Mickleover. In brief, comprising, hallway, downstairs wc, kitchen diner, lounge, three bedrooms with en suite to master, bathroom, private driveway and garden to front and rear



### **Entrance Hallway**

Entering the property through the front door leads into the hallway with stylish vinyl flooring, a radiator, doors to the lounge & kitchen diner, a large store cupboard and stairs leading to the first floor where there is a further store cupboard on the landing.

### **Lounge**

10' 6" x 15' 3" ( 3.20m x 4.65m )

With carpeted flooring, dual aspect upvc windows and a radiator.

### **Kitchen Diner**

15' 4" x 10' 2" ( 4.67m x 3.10m )

The kitchen has a range of matching wall & base units with roll edge work surfaces over, stainless steel sink drainer with swan neck mixer tap, integrated appliances included electric oven and four ring gas hob, fridge freezer, dishwasher and washing machine.

There is a dining area which has French doors looking onto the garden.

### **Downstairs Wc**

With a low level wc, wash hand basin and a radiator.

### **Bedroom One**

10' 9" x 10' 5" ( 3.28m x 3.17m )

The main bedroom has carpeted flooring, a radiator, upvc double glazed windows and a door to the en suite and fitted wardrobes.

### **En Suite**

Comprising a double shower unit, low level wc and wash hand basin. Also, there is a stylish vinyl flooring, a radiator and window.

### **Bedroom Two**

8' 7" x 9' 1" ( 2.62m x 2.77m )

With fitted wardrobes, carpeted flooring, a radiator and double glazed window.

### **Bedroom Three**

8' 8" x 6' 4" ( 2.64m x 1.93m )

With carpeted flooring, a radiator and a double

glazed window.

### **Family Bathroom**

Comprising a bath with mixer taps, a low level wc and wash hand basin. There is also stylish vinyl flooring, a radiator and double glazed window.

### **Outside**

Externally, there is a private driveway with space for up to three vehicles, lawn and decking areas with patio trails and a gate off the private driveway giving access to the rear of the property.



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## Regents Drive, Mickleover DERBY

- Double fronted semi-detached house
- Dual aspect lounge
- Kitchen diner
- Downstairs wc, en suite and family bathroom
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: B

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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