









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 we 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.





welcome to

Regents Drive, Mickleover DERBY

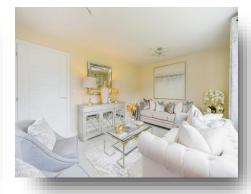
- Double fronted semi-detached house
- Dual aspect lounge
- Kitchen diner
- Downstairs wc, en suite and family bathroom
- Three well-proportioned bedrooms

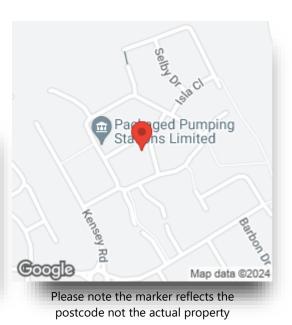
Tenure: Freehold EPC Rating: B

£270,000









view this property online bagshawsresidential.co.uk/Property/MVR108296



Property Ref: MVR108296 - 0008 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.





01332 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk