



**Western Road, Mickleover Derby DE3 9GP**



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**Western Road, Micklover Derby**

This property comprises of; entrance hallway, light and spacious lounge/dining room, well equipped breakfast kitchen. On the first floor a landing leads to three double bedrooms and main bathroom, whilst on the second floor is the master bedroom with shower room en-suite.



### **Entrance Hallway**

Gaining access through the entrance door, there is tiled flooring, a central heating radiator and a door leading to the lounge.

### **Lounge**

25' 7" x 12' 7" ( 7.80m x 3.84m )

With a bay window to the front elevation and a window to the rear elevation, with carpeted flooring, central heating radiators, a fitted log burner, with a door leading to the kitchen/diner.

### **Kitchen/ Diner**

17' 3" x 10' 4" ( 5.26m x 3.15m )

Fitted kitchen comprising of a belfast sink set in a base unit, further base, wall and drawer units, space for a washing machine, cooker hood, space for a cooker, central heating radiator, laminate flooring, wood effect worktop, window to the side elevation, door to the pantry and patio doors to the rear garden.

### **Upstairs Landing**

With doors leading to the bedrooms on the first floor and the bathroom.

### **Bedroom Two**

15' 8" x 12' 2" ( 4.78m x 3.71m )

With two windows to the front elevation, carpeted flooring and a central heating radiator.

### **Bedroom Three**

13' x 10' 4" ( 3.96m x 3.15m )

With a window to the rear elevation, central heating radiator and carpeted flooring.

### **Bedroom Four**

13' x 10' 4" ( 3.96m x 3.15m )

With a window to the rear elevation, central heating radiator and carpeted flooring.

### **Bathroom**

6' 8" x 4' 3" ( 2.03m x 1.30m )

Having modern white three piece suite comprising; a low level w/c, hand wash basin set in a vanity unit,

bath with shower attachments overhead, complimentary ceramic tiled walls, laminate flooring and a chrome heater towel rail, with a window to the side elevation.

### **Bedroom One**

16' 9" x 12' 4" ( 5.11m x 3.76m )

With a window to the rear elevation and a skylight to the front elevation, central heating radiator, carpeted flooring and a door leading to the en suite.

### **En Suite**

5' 6" x 5' 6" ( 1.68m x 1.68m )

Having modern white three piece suite comprising; low centre flush wc, wash hand basin set in a high gloss vanity unit, a quadrant shower cubicle, complimentary ceramic tiled splash backs with contrasting laminate flooring, chrome heated towel rail and a sky light to the front elevation.

### **External**

The property occupies an extensive, well-tended mature plot. To the front of the property is a privet hedged and paved fore court giving parking for multiple cars. An access gate at the side leads to the large rear garden, enclosed by a screen of privet hedging together with close panelled fencing, laid to a block paved and a court yard area with decorative aggregates. Gates lead to an extensive lawn with an array of mature shrubbery and trees, with raised beds with further gravelled area and wooden large shed.



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## Western Road, Mickleover Derby

- COUNCIL TAX BAND: C
- Extensive rear garden with mature shrubbery, laid-to-lawn and gravelled court yard
- Spacious, well-presented double bedrooms
- Family bathroom and en suite shower room to the master
- Sizeable lounge

Tenure: Freehold EPC Rating: Awaiting

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108363 - 0003

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