



**Inglewood Avenue, Mickleover Derby DE3 0RT**

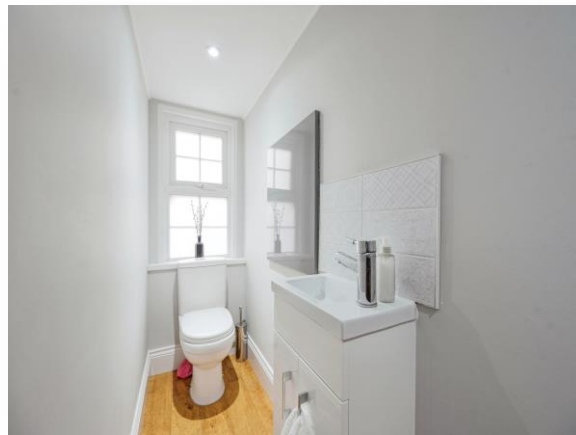


**welcome to**

**Inglewood Avenue, Mickleover Derby**

Internally this property comprises of an open plan ground floor with a lounge, kitchen and diner, downstairs w/c, three well-presented bedrooms and a four piece modern bathroom.

Externally this property is immaculate with a patio area with white aggregate surrounding it and a laid-to lawn garden.



### **Entrance**

Gaining access through the entrance door leading to the open plan ground floor.

### **Lounge/Kitchen/Diner**

38' x 14' 5" ( 11.58m x 4.39m )

With laminate flooring, a bay window to the front elevation and window to the side elevation, a skylight to the rear elevation, multiple central heating radiators, a kitchen island, a fitted kitchen comprising of a stainless steel sink set in a base unit with further base, wall and drawer units, oven, gas hob, cooker hood, French doors leading to the rear garden.

### **W/C**

12' 8" x 2' 4" ( 3.86m x 0.71m )

With a frosted window to the rear elevation, laminate flooring, low level w/c, wash hand basin with complimentary splashback tiling.

### **Landing**

With carpeted flooring, a window to the side elevation, doors leading to the bedrooms and the bathroom.

### **Bedroom One**

16' 5" x 8' 1" ( 5.00m x 2.46m )

A window to the front elevation, central heating radiator, carpeted flooring, fitted wardrobes.

### **Bedroom Two**

11' 4" x 8' 1" ( 3.45m x 2.46m )

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

### **Bedroom Three**

11' x 6' 1" ( 3.35m x 1.85m )

With a window to the front elevation with bespoke window seat, carpeted flooring, central heating radiator, storage cupboard overhead.

### **Bathroom**

8' 4" x 6' 1" ( 2.54m x 1.85m )

With a window to the rear elevation, vinyl flooring,

shower compartment, bath with complimentary tiling, low level w/c, wash hand basin.

### **External**

To the front of the property there is a laid-to-lawn garden bordered by a concrete driveway with a complimentary aggregate centre. The driveway offers parking for multiple vehicles and access to the garage. To the rear of the property there is a private, enclosed garden, a paved patio area engulfed by beautiful stones with a paved path. The patio area leads to the laid-to-lawn garden with mature trees and shrubbery.



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welcome to

## Inglewood Avenue, Mickleover Derby

- COUNCIL TAX BAND: C
- Driveway leading to a spacious garage
- Spacious open plan for the Kitchen/Diner/Lounge
- Private, enclosed rear garden
- Well-extended

Tenure: Freehold EPC Rating: C

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108380 - 0009

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