



**Overfield House The Green, Mickleover Derby DE3 0BU**

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**Overfield House The Green, Mickleover Derby**

Set within private grounds, and with good access to the heart of Mickleover is this beautifully presented two bedroom ground floor flat. Externally the property benefits from an outdoor communal patio area with a flower bed.



### **Entrance Hallway**

Gaining access to the property via the entrance doorway, there is carpeted flooring and doors leading to the lounge, kitchen/diner, bedrooms and shower room.

### **Lounge**

13' 9" x 11' 7" ( 4.19m x 3.53m )

With carpeted flooring, an integrated gas fireplace with marble surrounding, central heating radiator and patio doors leading to the rear.

### **Kitchen/Diner**

13' 1" x 11' 5" ( 3.99m x 3.48m )

Fitted kitchen comprising of a stainless steel sink set in a base unit, further base, wall and drawer units, wood effect worktop, integrated double oven, washing machine, industrial hob, complementary tileage, space for appliances, carpeted flooring, window and a door to the side elevation.

### **Master Bedroom**

15' 8" x 11' 5" ( 4.78m x 3.48m )

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

### **En Suite**

With a window to the rear elevation, low level w/c, wash hand basin, bath with overhead attachments, with carpeted flooring and partial complementary tileage.

### **Bedroom Two**

12' 3" x 12' 1" ( 3.73m x 3.68m )

With carpeted flooring, fitted wardrobes, central heating radiator, patio doors leading to the rear garden.

### **Shower Room**

With a frosted window to the side elevation, double corner shower compartment, low level w/c, wash hand basin, partial complementary tileage.

### **External**

To the front of the property there is an allocated parking space, a brick paved walkway bordered by mature shrubbery and foliage leading to the entrance door.

To the rear there is a communal garden with a paved patio area leading a stone bordered flower bed with shrubbery and flowers.



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## Overfield House The Green, Mickleover Derby

- Allocated parking space
- Spacious kitchen/diner
- Two well-maintained bedrooms
- En suite to the master and a bathroom
- Communal rear seating area

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108238 - 0004

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