









# welcome to

# **Girton Way, Mickleover Derby**

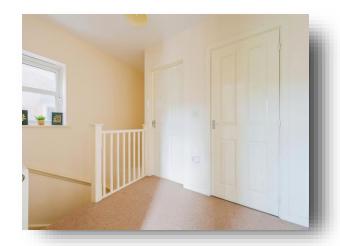
This three bedroom, link attached house comprises of; an entrance hallway, kitchen/diner, spacious living room, and the downstairs w/c, three sizeable double bedrooms, en suite to the master, and the family bathroom.













**Entrance Hallway** 

Gaining access to the property through the entrance doorway there is carpeted flooring and doors leading to the downstairs w/c, lounge and stairs to the first floor.

#### W/C

With a window to the front elevation, central heating radiator, low level w/c, wash hand basin with complimentary splashback tillage.

## Lounge

14' 4" x 11' 7" ( 4.37m x 3.53m )

With a window to the front elevation, carpeted flooring, central heating radiator and a door leading to the kitchen.

#### Kitchen/Diner

14' 8" x 9' 7" ( 4.47m x 2.92m )

With a window to the rear extension, laminate flooring, fitted kitchen comprising of a stainless steel sink set in a base unit, further base, wall and drawer units, integrated oven, gas hob, space for appliances, patio doors to the rear garden.

## Landing

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

#### **Main Bedroom**

15' 4" x 12' 1" ( 4.67m x 3.68m )

With a window to the front elevation, carpeted flooring, door leading to the en suite.

## **En Suite**

With a window to the front elevation, tiled flooring, central heating radiator, low level w/c, wash hand basin with complimentary splashback tillage, shower compartment with complimentary tillage.

## **Bedroom Two**

15' 4" x 12' 7" ( 4.67m x 3.84m )

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

#### **Bedroom Three**

12' 6" x 8' 9" ( 3.81m x 2.67m )

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

#### Bathroom

With a window to the front elevation, tiled flooring, low level w/c, wash hand basin with complementary splashback tillage, bath.

#### **External**

To the front of the property there is a shared driveway to the parking at the rear with two allocated parking spaces. With a step and ramp leading to the entrance door with mature shrubbery. To the rear there is a private and enclosed garden with a patio area leading to the laid-to-lawn grass and a paved walkway to the gate.





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## **Girton Way, Mickleover Derby**

- Spacious lounge
- Sizeable kitchen/diner
- Downstairs w/c, family bathroom and en suite to the master
- Three well-presented double bedrooms
- Private and enclosed rear garden

Tenure: Freehold EPC Rating: C

offers over

£230,000









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01332 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk

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