



**Millward Drive, Mickleover Derby DE3 0BE**

**welcome to**

**Millward Drive, Mickleover Derby**

A SIMPLY STUNNING detached family home in a sought-after location in Mickleover. In brief, comprising of an entrance hallway, lounge, kitchen, utility, downstairs w/c, three sizeable bedrooms, en suite to the master and a family bathroom, driveway, garage and beautiful gardens.



### **Entrance Hallway**

Gaining access to the property through the entrance doorway there is laminate flooring, a central heating radiator, doors leading to the downstairs w/c, lounge and kitchen, with stairs leading to the first floor.

### **Lounge**

17' 4" max x 10' 9" ( 5.28m max x 3.28m )  
With a bay window to the front elevation, carpeted flooring, central heating radiator.

### **Kitchen**

14' 3" x 11' 3" ( 4.34m x 3.43m )  
With laminate flooring, central heating radiator, a fitted kitchen comprising of a sink set in a base unit, further base, wall and drawer units, integrated double oven, industrial hob, cooker hood, integrated fridge/freezer, door to the utility room and patio doors to the rear garden.

### **Utility**

With laminate flooring, a central heating radiator, storage, space for appliances.

### **W/C**

With laminate flooring, central heating radiator, wash hand basin, low level w/c.

### **Landing**

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

### **Master Bedroom**

11' 4" x 9' 5" ( 3.45m x 2.87m )  
With a window to the front elevation, carpeted flooring, central heating radiator, door leading to the en suite.

### **En Suite**

With tiled flooring, window to the front elevation, low level w/c, wash hand basin, shower compartment, heated towel rail.

### **Bedroom Two**

10' 1" x 9' 9" ( 3.07m x 2.97m )  
With a window to the rear elevation, carpeted flooring, central heating radiator, fitted wardrobes.

### **Bedroom Three**

9' 9" x 7' 6" ( 2.97m x 2.29m )  
With a window to the rear elevation, carpeted flooring, central heating radiator.

### **Bathroom**

With a frosted window to the side elevation, tiled flooring, low level w/c, wash hand basin, bath with overhead shower attachments, heated towel rail.

### **External**

To the front of the property there is a paved path leading to the entrance doorway with grey stones to either side, with a tarmac driveway leading to the garage and gate for the rear garden. To the rear of the property there is a private and enclosed, south-west facing rear garden with a patio area leading to the laid-to-lawn grass, with a paved path leading to the bottom of the garden.



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## Millward Drive, Mickleover Derby

- NEW BUILD
- Spacious lounge
- Modernised kitchen
- Driveway and garage
- En suite to the master and a four piece family bathroom

Tenure: Freehold EPC Rating: B

offers over

**£310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108560 - 0005

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