



Cavendish Way, Mickleover Derby DE3 9BL

welcome to

Cavendish Way, Mickleover Derby

Benefiting from gas central heating and double glazing, this property's ground floor comprises of an entrance hallway, lounge, kitchen, dining room, utility, w/c and conservatory. To the first floor there are three bedrooms with a family wet room with a bath.

Entrance Hallway

With laminate flooring, a central heating radiator, doors leading to the lounge and kitchen, and stairs leading to the first floor.

Lounge

14' 3" x 12' 3" (4.34m x 3.73m)

With a bay window to the front elevation, central heating radiator, laminate flooring, fireplace.

Kitchen

12' 4" x 8' 3" (3.76m x 2.51m)

With traditional red tile flooring, a central heating radiator, a fitted sink comprising of a sink set in a base unit, further base, wall and drawer units, cooker hood, spacer for appliances, boiler, with doors to the dining room and utility.

Dining Room

11' 6" x 10' 9" (3.51m x 3.28m)

With laminate flooring, central heating radiator, with a door to the conservatory.

Utility

With tiled flooring, space for appliances and a door to the rear garden.

W/C

Low level w/c, central heating radiator.

Conservatory

Brick base with windows surrounding, fan light, laminate flooring, and a door leading to the rear garden.

Landing

With laminate flooring, a hatch to the loft and doors leading to the bedrooms and bathroom.

Master Bedroom

12' 5" x 11' 2" (3.78m x 3.40m)

With laminate flooring, a window to the front elevation, fireplace.

Bedroom Two

11' 6" x 11' 1" (3.51m x 3.38m)

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

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

With laminate flooring, a window to the front elevation, central heating radiator, storage cupboard.

Bathroom

With a window to the rear elevation, wash hand basin, low level w/c, shower compartment, bath, aluminium heated shower rail.

External

To the front of the property there is a tarmac driveway providing ample off road parking for multiple vehicles leading to the garage, with a ramp leading to the entrance door. To the rear there is a paved patio area and a wooden decking with a wooden pagoda leading to the laid-to-lawn garden, with a brick paved path leading to the rear of the garden and the shed.





view this property online bagshawsresidential.co.uk/Property/MVR108550



welcome to

Cavendish Way, Mickleover Derby

- Spacious lounge
- Private and enclosed rear garden
- Family wet room with a bath
- Driveway and garage
- Three well-maintained bedrooms

Tenure: Freehold EPC Rating: C

£289,950



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online bagshawsresidential.co.uk/Property/MVR108550



Property Ref:
MVR108550 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk