



**Southgate Close, Mickleover Derby DE3 0QG**

**welcome to**

## **Southgate Close, Mickleover Derby**

This STUNNING semi-detached family home situated in Mickleover briefly comprises of an entrance porch leading to the hallway, lounge, kitchen/diner, utility room, downstairs w/c, internal door to the garage, four well-presented bedrooms, bathroom, driveway, garage and beautiful gardens.

### **Entrance Porch**

With laminate flooring and a door leading through to the entrance hallway, with stairs to the first floor and a door to the lounge.

### **Lounge**

13' 6" x 12' 3" ( 4.11m x 3.73m )

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

### **Kitchen/Diner**

18' 5" x 16' 3" ( 5.61m x 4.95m )

With tiled flooring in the kitchen and laminate flooring in the dining room, a window to the rear elevation, central heating radiator, fitted kitchen comprising of a stainless steel sink set in a base unit, further base, wall and drawer units, cooker hood, space for appliances, integrated microwave, with partial complementary wall tillage, an archway to the utility and patio door to the rear garden.

### **Utility**

10' 7" x 6' 9" ( 3.23m x 2.06m )

With tiled flooring, a base unit with further wall units, space for appliances, and a door to the rear garden.

### **Hallway**

With doors leading to the downstairs w/c and garage.

### **W/C**

With tiled flooring, low level w/c, wash hand basin.

### **Landing**

With laminate flooring, a storage cupboard, with doors leading to the bedrooms and bathroom.

### **Master Bedroom**

14' 9" x 9' 2" ( 4.50m x 2.79m )

With laminate flooring, a window to the front elevation, fitted wardrobes.

### **Bedroom Two**

13' 4" x 6' 9" ( 4.06m x 2.06m )

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

### **Bedroom Three**

9' 2" x 9' 2" ( 2.79m x 2.79m )

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

### **Bedroom Four**

9' 9" x 6' 7" ( 2.97m x 2.01m )

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

### **Bathroom**

13' 7" x 6' 2" ( 4.14m x 1.88m )

With tiled flooring, windows to the rear elevation, low level w/c, wash hand basin, bath, shower compartment, aluminium heated towel rail.

### **External**

To the front of the property there is slate driveway providing ample off road parking for multiple vehicles with access to the garage. To the rear there is a private and enclosed rear garden with a patio area and a laid-to-lawn garden providing a brilliant area for entertaining or relaxing, with a shed.





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## Southgate Close, Mickleover Derby

- CHAIN FREE
- Four well-presented bedrooms
- Garage and driveway
- Spacious, modern kitchen/diner
- Sizeable lounge

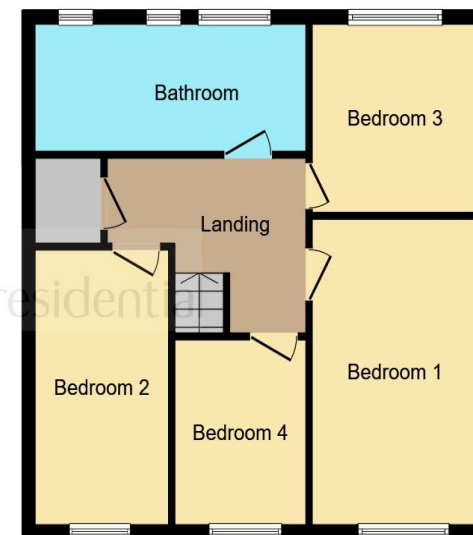
Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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Property Ref:  
MVR108407 - 0002

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