



**Moorland Road, Mickleover DERBY DE3 9FX**



**welcome to**

**Moorland Road, Mickleover DERBY**

This two bedroom, detached bungalow with two reception rooms, a kitchen diner, a shower room, a garage, a driveway, substantial front garden, and private and enclosed rear garden, located in a sought-after area of Mickleover is not one to miss. Call now to book your viewing.



### Entrance Hall

Entrance hall giving access to the lounge, garden room, kitchen diner, bedroom one, shower room, and loft hatch with a pull ladder for access to the boarded loft. With carpeted flooring and a radiator.

### Lounge

13' 5" x 11' 5" ( 4.09m x 3.48m )

With a feature gas fire, a double glazed bow window to the front, double doors through to the garden room, carpeted flooring, and a radiator

### Garden Room

12' 2" x 7' 5" ( 3.71m x 2.26m )

With double doors through to the lounge, door through to bedroom two, patio doors out to rear garden, carpeted flooring, and a radiator.

### Kitchen Diner

13' 2" x 11' 1" ( 4.01m x 3.38m )

Fitted kitchen diner with a range of matching wall and base units, integrated oven, four ring gas hob, and overhead extractor hood, space for further appliances, stainless steel sink, two double glazed windows to the side, external door out to the side of the property, and a door through to the pantry.

### Pantry/Utility Room

Pantry/utility room housing the boiler, and with space and plumbing for a washing machine. With a double glazed frosted window.

### Bedroom One

11' 5" x 10' 9" ( 3.48m x 3.28m )

Double bedroom with a double glazed bow window to the front, carpeted flooring, and a radiator.

### Bedroom Two

10' 6" x 9' 5" ( 3.20m x 2.87m )

Double bedroom with a double glazed window to the rear, carpeted flooring, and a radiator. Access through the garden room.

### Shower Room

7' 8" x 6' 5" ( 2.34m x 1.96m )

Four-piece suite comprising of a corner shower, w/c, wash-hand basin, and a bidet. With a double glazed frosted window to the rear.

### Garage

Integral garage with up and over door, accessed from the driveway.

### External

With mature hedges, a generous front garden, and a driveway giving off-road parking for multiple vehicles, the property is nicely set back from the road. The garden continues to the side and rear of the property, with a patio area and garden shed to the rear. The entire garden is mainly laid-to-lawn, and is bordered by mature shrubbery and foliage, creating a wonderful outdoor space for the property.



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welcome to

## Moorland Road, Mickleover DERBY

- TWO BEDROOM DETACHED BUNGALOW
- TWO RECEPTIONS AND A KITCHEN DINER
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: E

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108563 - 0007

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