

# Moorland Road, Mickleover DERBY DE3 9FX



# welcome to

# Moorland Road, Mickleover DERBY

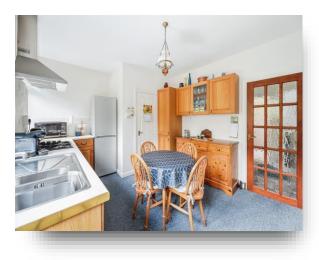
This two bedroom, detached bungalow with two reception rooms, a kitchen diner, a shower room, a garage, a driveway, substantial front garden, and private and enclosed rear garden, located in a sought-after area of Mickleover is not one to miss. Call now to book your viewing.













## **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" ( $4.09m \times 3.48m$ ) 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 windor 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.





# 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

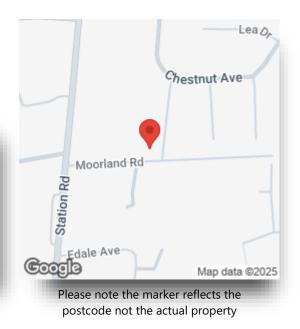
Tenure: Freehold EPC Rating: E

offers over **£300,000** 









view this property online bagshawsresidential.co.uk/Property/MVR108563



Property Ref: MVR108563 - 0007 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

Â

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



bagshawsresidential.co.uk