



Sage Court, Mickleover DERBY DE3 0GH

welcome to

Sage Court, Mickleover DERBY

Ideally located on a cul-de-sac in a popular development in Mickleover, with easy access to local amenities, this stunning property offers a breakfast kitchen, lounge, w/c, three well proportioned bedrooms, master ensuite, family bathroom, off road parking, and a private enclosed rear garden.



Entrance Hall

Entrance hall giving access to the w/c, breakfast kitchen, lounge, and stairs to first floor. With spotlights to the ceiling, wood-effect flooring, and a radiator.

Kitchen

10' 6" x 7' 9" (3.20m x 2.36m)

Beautifully presented, modern, fitted breakfast kitchen comprising of a range of matching wall, base, and draw units, with integrated appliances including a fridge freezer, oven, induction hob, overhead extractor hood, dishwasher, and stainless steel sink. With wood-effect flooring, spotlights to the ceiling, a double glazed window to the front, and a radiator.

Lounge

16' 8" x 14' 10" (5.08m x 4.52m)

Spacious lounge with a storage cupboard, french doors out to the rear garden, a double glazed window to the rear, carpeted flooring, and two radiators.

W/C

Cloakroom with a w/c, wash-hand basin, frosted double glazed window to the front, and a radiator.

Landing

First floor landing giving access to the bedrooms and the family bathroom. With an airing cupboard and carpeted flooring.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Double bedroom with carpeted flooring, a double glazed window to the front, a radiator, a storage cupboard, and a door through to the ensuite.

Ensuite

Master ensuite comprising of a shower, w/c, and wash-hand basin. With complimentary tiling, wood-effect flooring, spotlights to the ceiling, and a frosted double glazed window to the front.

Bedroom Two

11' 1" x 7' 9" (3.38m x 2.36m)

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

Bedroom Three

7' 1" x 6' 9" (2.16m x 2.06m)

Bedroom with carpeted flooring, a double glazed window to the rear, and a radiator.

Bathroom

Family bathroom comprising of a bath with overhead shower, w/c, and wash-hand basin. With complimentary tiling and wood-effect flooring

External

To the front of the property, the driveway provides off-road parking for multiple vehicles. There is a path to the side of the property leading to a gate for access to the rear garden. The rear garden is mainly laid-to-lawn, with a patio paved area and pathway that leads to the shed, and is fully enclosed with wooden fencing.



view this property online bagshawsresidential.co.uk/Property/MVR108660



welcome to

Sage Court, Mickleover DERBY

- THREE BEDROOM SEMI DETACHED
- MASTER EN-SUITE
- REMAINING NHBC WARRANTY
- OFF ROAD PARKING
- SPACIOUS LOUNGE DINER

Tenure: Freehold EPC Rating: B

£269,950



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108660



Property Ref:
MVR108660 - 0005

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