

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" ($3.51m \times 3.20m$) 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.





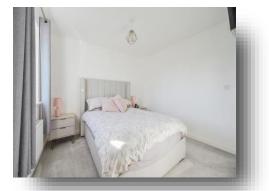
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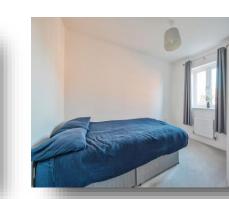
- THREE BEDROOM SEMI DETACHED
- MASTER EN-SUITE
- REMAINING NHBC WARRANTY
- OFF ROAD PARKING
- SPACIOUS LOUNGE DINER

Tenure: Freehold EPC Rating: B

£269,950









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