

# Springdale Court, Mickleover Derby DE3 9SW



# welcome to

# Springdale Court, Mickleover Derby

This executive four bedroom detached property in the popular location of Mickleover, comprises of an entrance hall, cloakroom, kitchen, dining room, lounge, utility, self-contained studio annex, four bedrooms, master ensuite, family bathroom, and a large driveway and garden, and is not one to miss!













#### **Entrance Hall**

Entrance hall giving access to the cloakroom, kitchen, utility, lounge, and the stairs to the first floor.

#### Cloakroom

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

#### Lounge

#### 14' 1" x 12' 3" ( 4.29m x 3.73m )

Spacious lounge with a feature gas fire and surround, carpeted flooring, a double glazed bow window to the rear, a radiator, and double doors through to the dining room.

#### **Dining Room**

12' 3" x 8' 4" ( 3.73m x 2.54m )

With doors through to the lounge and a door to the kitchen, carpeted flooring, a radiator, and an external door leading out to the rear garden.

#### Kitchen

16' x 8' 3" ( 4.88m x 2.51m )

Fitted kitchen comprising of a range of matching base, wall, and drawer units, integrated appliances such as an oven, five-ring gas hob, overhead extractor hood, microwave, and dishwasher, with space for other appliances. With a fixed breakfast bar, wood laminate flooring, double glazed windows to the front and side, an external door to the side, and a radiator.

### Utility

Utility room, accessed from the hallway, leading through to the self-contained annex.

#### **Studio Annex**

18' x 16' 3" ( $5.49m \times 4.95m$ ) Self-contained studio annex with a kitchenette comprising of matching base and wall units and a stainless steel sink, a built-in storage cupboard, two external doors to the front and rear, double gazed windows to the rear, wood laminate flooring, and a radiator.

#### Landing

First floor landing giving access to all four bedrooms, and the family bathroom. With an airing cupboard, carpeted flooring, a double glazed window to the side, and a radiator.

#### **Bedroom One**

13' 7" x 10' 1" ( 4.14m x 3.07m ) Double bedroom with fitted wardrobes, spotlights to the ceiling, carpeted flooring, a double glazed window to the rear, a radiator, and a door through to the ensuite.

#### Ensuite

Ensuite to bedroom one, with a shower, w/c, washhand basin with built-in storage cabinet below, fullytiled walls, a heated towel rail, and a frosted double glazed window to the side.

#### **Bedroom Two**

15' 4" x 11' 9" ( 4.67m x 3.58m ) Double bedroom with fitted wardrobes, carpeted flooring, a double glazed window to the rear, and a radiator.

#### **Bedroom Three**

15' 3" x 10' 1" (  $4.65m\ x\ 3.07m$  ) Double bedroom with fitted wardrobes, carpeted flooring, a double glazed window to the front, and a radiator.

#### **Bedroom Four**

12' 3" x 11' 9" (  $3.73m \times 3.58m$  ) Double bedroom with carpeted flooring, a double glazed window to the front, and a radiator.

#### Bathroom

Main bathroom comprising of a bath and overhead shower, w/c, wash-hand basin, fully-tiled walls and tiled flooring, and a frosted double glazed window to the front.

#### External

The property boasts a front garden and a large



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driveway proving off-road parking for multiple vehicles. The gates to the side of the property lead to the rear garden, and create a very private and secure atmosphere in the rear garden. The rear garden is mainly laid-to-lawn, with patio paving, and is bordered with wooden fencing.

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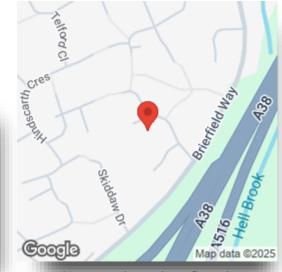
- EXECUTIVE FOUR BEDROOM DETACHED
- SELF-CONTAINED STUDIO ANNEX
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY
- MASTER ENSUITE

Tenure: Freehold EPC Rating: C

# £450,000







Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: MVR108596 - 0003 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.

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