



Canberra Close, Mickleover DERBY DE3 9NB

welcome to

Canberra Close, Mickleover DERBY

This tastefully decorated detached house, sat at the end of a quiet cul-de-sac in the popular Derby suburb of Mickleover, with four bedrooms, master ensuite, bathroom, three reception rooms, kitchen, utility, cloakroom, garage, driveway, and a large rear garden, would make a wonderful family home.



Entrance Hall

Accessed via the porch, with doors through to the lounge and kitchen, and stairs to the first floor. With wood laminate flooring and a radiator.

Lounge

15' 9" x 10' 8" (4.80m x 3.25m)

With a double glazed, box-bay window to the front, a feature gas fire and surround, wood laminate flooring, a radiator, and double doors through to the dining room.

Dining Room

9' 7" x 10' 8" (2.92m x 3.25m)

With double doors through to the lounge, a door to the kitchen, wood laminate flooring, a radiator, double glazed windows to the rear, and french doors opening to the rear garden.

Kitchen

12' 7" x 14' 6" (3.84m x 4.42m)

Spacious kitchen comprising of a range of matching base, wall, and drawer units, and the worktop extending to a breakfast bar. With tiled flooring, two double glazed windows to the rear, and doors through to the dining room, living room, and vestibule leading to the cloakroom and garage.

Living Room

12' 2" x 7' 7" (3.71m x 2.31m)

With two double glazed windows to the side and rear, wood laminate flooring, a radiator, doors through to the kitchen and utility, and an external door opening to the rear garden.

Utility

5' 6" x 7' 7" (1.68m x 2.31m)

With some matching base, wall, and drawer units, a stainless steel sink, and space and plumbing for appliances. Houses the boiler.

Cloakroom

With a low-level w/c and wash hand basin.

Garage

14' 6" x 8' (4.42m x 2.44m)

Integrated single garage with an up-and-over door to the front of the property, and an internal door leading to the kitchen. With power and lighting.

Landing

First floor landing, giving access to all four bedrooms and the family bathroom. With carpeted flooring, two double glazed windows to the front and side, and a storage cupboard.

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

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

Ensuite

5' 8" x 8' 5" (1.73m x 2.57m)

Ensuite to the master bedroom, comprising of a low-level w/c, wash-hand basin, and a shower. With tiled flooring, part-tiled walls and complementary splashback tiling, and a frosted double glazed window to the front.

Bedroom Two

12' 7" x 9' 8" (3.84m x 2.95m)

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

Bedroom Three

18' 2" x 8' 2" (5.54m x 2.49m)

Double bedroom with carpeted flooring, double glazed windows to the front and rear, and a radiator

Bedroom Four

7' 7" x 7' 6" (2.31m x 2.29m)

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

Bathroom

9' 7" x 7' 7" (2.92m x 2.31m)

Comprising of a bath, low-level w/c, and wash-hand basin. With tiled flooring, complementary splashback tiling, spotlights to the ceiling, and a frosted double

glazed window to the rear.

External

The front of the property, the brick-paved driveway provides off-road parking for multiple vehicles, and leads to the garage.

To the rear, the garden is well-sized, private, and enclosed, and is mainly laid-to-lawn, with a patio area, and bordered with mature shrubbery and foliage.



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welcome to

Canberra Close, Mickleover DERBY

- FOUR BEDROOM DETACHED
- THREE RECEPTION ROOMS
- KITCHEN DINER AND UTILITY
- CLOAKROOM, BATHROOM, AND MASTER ENSUITE
- OFF-ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108655 - 0007

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