









welcome to

Cairns Close, Mickleover Derby

This beautifully presented, semi-detached bungalow in a sought after location in Mickleover briefly comprises of an entrance hallway, kitchen, lounge, two double bedrooms, shower room and conservatory and an amazing garden!













Entrance Hall

This property is entered through the front door which leads into the hallway which is laid with carpet, and has a door to the lounge and kitchen area.

Lounge

18' 6" x 12' 8" (5.64m x 3.86m)

The lounge area has carpet flooring, radiators, a double glazed window to the front and a connecting door to the kitchen

Kitchen

8' 6" x 23' 6" (2.59m x 7.16m)

The kitchen is fitted with a range of modern wall & base units with work surfaces, one and a half sink drainer with swan neck mixer tap, integral double oven and induction hob. There is plumbing for a washing machine and space for fridge freezer and further appliances. There are double glazed windows to the front and side, a radiator and plinth heater, as well as a dining area. The kitchen also benefits from an access door to the side of the house.

Main Bedroom

9' 7" x 14' 4" (2.92m x 4.37m)

The main bedroom has built in wardrobes, carpeted flooring, a radiator and a window to the rear.

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

The second bedroom has carpeted flooring, a radiator and french doors to the conservatory.

Shower Room

Three piece suite comprising of a low level wc, vanity wash hand basin and a quadrant shower unit. There is also a heated towel rail, vinyl flooring and a frosted window to the side.

Conservatory

19' 6" x 9' 6" (5.94m x 2.90m)

The conservatory has wood effect flooring, two solid roof electric velux skylight windows with rain sensors, electric wall heaters and french doors to the rear.

Outside

Externally, there is a pleasant garden to the rear which consists of a patio sitting and lawn area, flower beds and is fenced to boundaries. There is a driveway to the front for multiple vehicles, as well as a garage to the side which has an up and over door.





welcome to

Cairns Close, Mickleover Derby

- TWO BEDROOM SEMI-DETATCHED BUNGALOW
- NO ONWARD CHAIN
- TASTEFULLY RENOVATED AND RECONFIGURED
- FULL WIDTH CONSERVATORY
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B

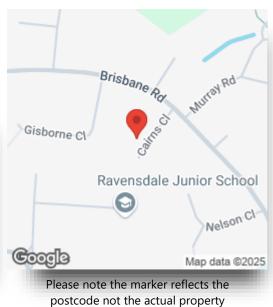
offers over

£260,000









view this property online bagshawsresidential.co.uk/Property/MVR108538



Property Ref: MVR108538 - 0009 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



01332 518844



mickleover@bagshawsresidential.co.uk



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



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.