



**Cairns Close, Mickleover Derby DE3 9LW**

**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.



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## Cairns Close, Mickleover Derby

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

Tenure: Freehold EPC Rating: B

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108538 - 0009

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