



Trent Way, Mickleover Derby DE3 0AF

welcome to

Trent Way, Mickleover Derby

A fantastic opportunity has arisen to acquire this executive, four bedroom, detached house in Mickleover, comprising of an entrance hallway, kitchen diner, three reception rooms, utility, four double bedrooms, two ensuites, a bathroom, rear garden, driveway, and double garage.



Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the cloakroom, study, lounge, kitchen diner, and stairs to the first floor. With a storage cupboard, carpeted flooring, a radiator, and a double glazed window to the front.

Cloakroom

Ground floor cloakroom comprising of a low-level w/c and wash-hand basin. With a frosted double glazed window to the front.

Study

11' 9" x 7' 7" (3.58m x 2.31m)

Reception room/study providing a quiet and versatile space for working from home or studying. With carpeted flooring, a double glazed window to the front, and a radiator.

Lounge

16' 1" x 11' 1" (4.90m x 3.38m)

Spacious lounge area, with carpeted flooring, two radiators, to the rear there are double-glazed patio doors leading to the garden.

Kitchen/Family/Breakfast Room

Beautiful fitted kitchen comprising of a range of matching wall, base, and drawer units, with some integrated appliances such as a dishwasher, double oven, fridge freezer, overhead extractor hood, gas hob, stainless steel bowl and sink. Finished with Amtico laminate flooring, spotlights to the ceiling, double glazed window to the rear, french doors opening to the rear garden, two radiators and a door through to the utility.

Dining Room

9' 2" x 11' 7" (2.79m x 3.53m)

A bright and airy reception room, currently used as a dining room but has the versatility to provide a multitude of alternative uses depending on your needs. With carpeted flooring, a double glazed window to the front, and a radiator.

Utility Room

Accessed through kitchen diner, fitted with worktops and base units for storage. With space and plumbing for appliances, a stainless steel sink and drainer, an integrated washing machine, and the combi boiler. With Amtico laminate flooring and an external door to the side.

Landing

First floor landing giving access to all four bedrooms and the bathroom. With carpeted flooring and an airing cupboard housing the hot water cylinder.

Bedroom One

11' 1" x 13' 8" (3.38m x 4.17m)

Double bedroom with carpeted flooring, double-glazed windows to the front, side and rear elevations, two radiators and a walk-through dressing room with full-length fitted wardrobes and a door leading to the ensuite.

Master Ensuite

Four-piece suite comprising of a bath, low-level w/c, wash-hand basin, and a double shower. With tiled flooring, part-tiled walls, spotlights to the ceiling, and a frosted double glazed window to the side.

Bedroom Two

10' 8" x 11' 4" (3.25m x 3.45m)

Double bedroom with carpeted flooring, two double-glazed windows to the rear, a radiator, fitted wardrobes, a radiator, and a door through to the ensuite.

Ensuite

Comprising of a low level w/c, wash-hand basin and a shower, with vinyl flooring, a radiator, and a frosted double glazed window to the side.

Bedroom Three

10' 1" x 9' 7" (3.07m x 2.92m)

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

Bedroom Four

11' 1" x 10' 8" (3.38m x 3.25m)

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

Bathroom

Four-piece suite comprising of a low-level w/c, wash-hand basin, shower, and a bath. With tiled flooring, part-tiled walls, an extractor fan, and a double glazed frosted window to the rear.

Outside

The property benefits from a south-facing rear garden, providing an outdoor space which is perfect for entertaining. The rear garden can be accessed through the property, or externally via the gate on the side of the driveway, and is mainly laid-to-lawn, with a patio-paved area, bordered with mature foliage and greenery in flowerbeds, and enclosed with brick walls and wooden fencing.

To the front, the patio-paved pathway leading to the front door is bordered with mature shrubbery.

The driveway is to the side of the property, providing off-road parking for multiple vehicles, and leads to the detached double garage which benefits from up-and-over doors, power, and lighting.



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Trent Way, Mickleover Derby

- EXECUTIVE FOUR BEDROOM DETACHED
- TWO ENSUITES AND MASTER DRESSING ROOM
- THREE RECEPTION ROOMS
- SPACIOUS KITCHEN DINER WITH UTILITY
- DOUBLE GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: B

£499,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108762 - 0007

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