

# Victoria Close, Mickleover Derby DE3 9JQ



# welcome to

# Victoria Close, Mickleover Derby

A fantastic opportunity to acquire this four bedroom, detached house in Mickleover, comprising of an entrance hallway, lounge, kitchen, four bedrooms, en-suite, family bathroom, a gym and front and rear garden. Call us now to book your viewing and avoid missing out!













## **Entrance Hallway**

Upon entry through the front door into the hallway provides access to the open plan lounge/ kitchen diner area, stairs to the first floor and w/c. With herringbone laminate flooring.

#### Lounge

Beautifully designed open-plan lounge area, offering a bright airy living space. With three sets of french doors leading to the rear, seamlessly blending indoor and outdoor space, fitted with herringbone laminate flooring, spotlights to the ceiling and two sets of double-glazed windows to the front. Perfect for family entertainment.

# **Kitchen Diner**

Irregular Shaped Room 25' x 8' 1" (7.62m x 2.46m) Fitted kitchen comprising of a range of wall, base and drawer units, one and a half bowl sink, induction hob, dishwasher, oven and microwave, with space for appliances such as a fridge/freezer. With tiled flooring, splashback tiling and a double-glazed window the side and front.

## Landing

First floor landing giving access to all four bedrooms, the family bathroom and loft. Fitted with carpeted flooring.

## **Bedroom One**

15' 1" x 10' 8" (4.60m x 3.25m) Modern double bedroom fitted with carpeted flooring, a radiator, vaulted ceiling with spotlights and a Juliet balcony overlooking the rear garden.

## **En-Suite**

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

# **Bedroom Two**

9' 3" x 12' 5" ( 2.82m x 3.78m ) Double bedroom with carpeted flooring, radiator and a double-glazed window to the front.

## **Bedroom Three**

9' 7" x 10' 1" ( 2.92m x 3.07m ) Single bedroom with carpeted flooring, a radiator and a double-glazed window to the rear.

#### **Bedroom Four**

6' 2" x 11' 4" ( 1.88m x 3.45m ) Double bedroom with carpeted flooring, currently being used as a study/office space, offering versatility for the new buyer.

#### Bathroom

Four piece suite comprising of a low-level w/c, washhand basin, bath and wet room shower. With tiled flooring, tiled walls and a frosted double-glazed window to the front and side.

## Outside

Externally, the rear garden offers a perfect blend of relaxation and entertainment space, featuring wellmaintained lawn, a slabbed patio area ideal for outdoor dining, and a stylish wooden decking area. A standout feature of this property is the separate gym, providing a private and convenient space for workouts without leaving your home. To the front, partially laid-to-lawn, featuring mature trees and shrubbery, providing an element of privacy. A blockpaved driveway providing off-road parking for multiple vehicles.

# Gym

17' 6" x 10' 7" ( $5.33m \times 3.23m$ ) A standout feature of this property is the separate gym in the rear garden, providing a private and convenient space for workouts without leaving your home.





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- FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN LOUNGE AND KITCHEN DINING AREA
- FAMILY BATHROOM AND EN-SUITE
- PRIVATE FRONT AND REAR GARDEN WITH A GYM
- OFF-ROAD PARKING .

Tenure: Freehold EPC Rating: C

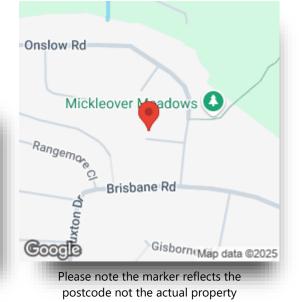
offers over

£475,000









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Property Ref:

MVR108803 - 0009

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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