



**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, wash-hand 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 well-maintained 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 block-paved driveway providing off-road parking for multiple vehicles.

### Gym

17' 6" x 10' 7" ( 5.33m x 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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## Victoria Close, Mickleover Derby

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108803 - 0009

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bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



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



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**