



**Vicarage Road, Mickleover Derby DE3 0EF**



**welcome to**

**Vicarage Road, Mickleover Derby**

Two bedroom semi-detached bungalow, comprising of a lounge, kitchen, two bedrooms and a bathroom. Externally offering a rear garden, driveway providing off-road parking and an Annex. Call us to view now!!!



### Entrance Hall

Upon entry to the property through the front door on the side is the porch which leads to the entrance hallway, providing access to the lounge, kitchen, two bedrooms and bathroom.

### Lounge

10' 11" x 16' 4" ( 3.33m x 4.98m )

Spacious lounge, currently being used as a bedroom, has the versatility to be styled as desired, featuring a cozy fireplace in the middle of the room, fitted with wooden laminate flooring and a double-glazed window to the front.

### Kitchen

11' 3" x 9' 11" ( 3.43m x 3.02m )

Fitted kitchen comprising of a range of wall, base and drawer units, one and a half bowl stainless steel sink, overhead extractor hood, gas hob with space for a fridge/freezer, dishwasher and or washing machine. With tiled flooring, splashback tiling, a cupboard housing a combi boiler and double-glazed windows to the side and front.

### Conservatory

Featuring a conservatory, a versatile space that can adapt to suit your needs. With large double-glazed windows surrounding the room, providing a bright and airy space.

### Bedroom One

12' 1" x 12' 1" ( 3.68m x 3.68m )

Double bedroom fitted with carpeted flooring, a double-glazed window overseeing the conservatory, fitted wardrobes and a radiator.

### Bedroom Two

8' 6" x 10' 3" ( 2.59m x 3.12m )

Double bedroom fitted with carpeted flooring, patio doors overseeing the conservatory and a radiator.

### Bathroom

Three-piece suite comprising of low-level w/c, with a hand-wash basin and a bath with an overhead shower. With tiled flooring, tiled walls and a frosted

double-glazed window to the front.

### Outside

Externally, to the front is a paved driveway with gravel patio areas providing off-road parking for multiple vehicles, a gate leading to the front entrance and a fence providing privacy. To the rear is a private low maintenance garden, patio paved and boarded with hedges. A great space for outdoor seating.

### Annex

9' 1" x 15' 3" ( 2.77m x 4.65m )

Benefiting from a converted outdoor Annex garage, now transformed into a functional lounge space including an electric heater and a double-glazed window to the side. With the added convenience of a utility area for storage with a double-glazed window to the rear. The conversion also includes a modern shower room, enhancing its' practicality, comprising of a low-level w/c, wash-hand basin and shower. With its adaptable layout and practical amenities, this room can be easily customised to suit your needs.



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## **Vicarage Road, Mickleover Derby**

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- POPULAR DERBYSHIRE VILLAGE
- LOUNGE AND KITCHEN
- REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR108819 - 0007

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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)**