



Brisbane Road, Mickleover Derby DE3 9JX

welcome to

Brisbane Road, Mickleover Derby

This four bedroom semi-detached house, situated in the sought-after Derbyshire suburb of Mickleover, boasts an entrance hallway, lounge, dining room, kitchen diner, four bedrooms, a shower room and bathroom. Call us now to book your viewing and avoid missing out!



Entrance

Upon entrance through to the porch, leading directly into the lounge and access to the first-floor landing.

Lounge

12' 11" x 17' 7" (3.94m x 5.36m)

Spacious lounge with a double-glazed window to the front, wooden flooring, a radiator and an archway through to the dining room.

Dining Room

10' 6" x 9' 2" (3.20m x 2.79m)

Dining room with wooden flooring, a radiator, a door to the kitchen and patio doors opening up to the rear garden.

Kitchen

14' 1" x 16' 6" (4.29m x 5.03m)

Modern fitted kitchen comprising of a range of base, wall and drawer units. With an integrated double-oven (lower oven is fan assisted), induction hob, overhead extractor hood, one-and-a-half bowl composite sink and drainer with a mixer tap, as well as space and plumbing for further appliances, fitted with tiled flooring, splashback tiling, spotlights to the ceiling, a double-glazed window to the rear and patio doors opening to the rear garden.

Bedroom Four/Snug

7' 4" x 16' 11" (2.24m x 5.16m)

Currently being used as a lounge area, with much potential to be transformed into anything you desire. Fitted with laminate flooring, a double-glazed window to the front and a frosted double-glazed window to the side.

Shower Room

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

Landing/Study

First floor landing giving access to three bedrooms and the bathroom. Fitted with laminate flooring.

Currently being used as a study to the front.

Master Bedroom

7' 11" x 20' 4" (2.41m x 6.20m)

Double bedroom with wood laminate flooring, two radiators, a one-dual aspect window, two double wardrobes, two bedside tables, individual wall lights and juliet balcony doors overlooking the beautiful rear garden. The family bathroom can be accessed via the master bedroom.

Bedroom Two

13' 1" x 10' 1" (3.99m x 3.07m)

Double bedroom with wood laminate flooring, a radiator, a double-glazed window to the front.

Bedroom Three

10' 1" x 10' 6" (3.07m x 3.20m)

Double bedroom with wood laminate flooring, a radiator, a double-glazed window to the rear.

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and a jacuzzi bath. Fitted with tiled flooring, tiled walls, mirror with a shaving point, fitted shelving unit, mirror medicine cabinet, a towel radiator and a frosted double-glazed window to the rear.

External

Externally, to the front, a brick paved driveway, providing off-road parking for multiple vehicles, alongside a laid-to-lawn patch. To the side is a pathway leading to the rear. To the rear, a stunning rear garden, private and enclosed, perfectly laid-to-lawn, with a brick-paved patio area for seating. A beautiful space for outdoor family gatherings, bordered with mature shrubbery, flower beds and trees. Enclosed with wooden fencing offering privacy.



view this property online [bagshawsresidential.co.uk/Property/MVR108866](https://www.bagshawsresidential.co.uk/Property/MVR108866)



welcome to

Brisbane Road, Mickleover Derby

- FOUR BEDROOM SEMI-DETACHED HOUSE
- LOUNGE, DINING ROOM AND KITCHEN DINER
- DOUBLE STOREY EXTENSION
- PRIVATE FRONT AND REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£335,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108866



Property Ref:
MVR108866 - 0006

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

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk