



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

***welcome to***

**Vicarage Road, Mickleover Derby**

Situated in the sought after Derbyshire suburb of Mickleover, comprising of a entrance hallway, lounge, dining room, kitchen, three bedrooms, bathroom, driveway to the front and a rear garden. A beautiful home for the lucky buyer. Call us now to view!





### Entrance Hallway

Upon entry through the front door, the hallway provides access to the lounge, kitchen and first-floor landing. Usefully extra storage with an under stair cupboard.

### Lounge

12' 6" x 12' 4" ( 3.81m x 3.76m )

Spacious modern lounge, finished with wood laminate flooring, a double-glazed bow window to the front, radiator and spotlights to the ceiling. Seamlessly flowing into dining/kitchen area.

### Dining Room

19' 1" x 9' 2" ( 5.82m x 2.79m )

Accessed from the lounge or kitchen door, the dining room is finished with wood laminate flooring, a radiator, spotlights to the rear and a patio door opening up to the rear garden.

### Kitchen

19' 1" x 8' 3" ( 5.82m x 2.51m )

Brand new fitted kitchen comprising of a range of matching base, wall and drawer units, with an integrated double-oven, double stainless steel sink and drainer with a mixer tap, induction hob, overhead extractor hood, fridge/freezer, dishwasher, housing a combi boiler with space and plumbing for additional appliances. Finished with wood laminate flooring, splashback tiling, under-cupboard lighting, spotlights to the ceiling and a double-glazed window to the rear.

### Landing

First floor landing providing access to three bedrooms, bathroom and loft hatch. Finished with carpeted flooring, a frosted double-glazed window to the side and a beautiful glass balustrade.

### Bedroom One

12' 3" x 12' 3" ( 3.73m x 3.73m )

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

### Bedroom Two

8' 6" x 12' 3" ( 2.59m x 3.73m )

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

### Bedroom Three

7' 5" x 8' 8" ( 2.26m x 2.64m )

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

### Bathroom

Brand new modern three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Finished with tiled flooring and walls, towel radiator and a frosted double-gazed window to the rear.

### External

Externally, to the front, partially laid-to-lawn with some mature shrubbery enclosing part of the driveway, alongside a pebbled driveway providing off-road parking for multiple vehicles, with a patio path leading to the front door. Usefully there is secure storage space to the side of the property following all the way down to the rear. To the rear, mainly laid-to-lawn enclosed with mature shrubbery and trees providing ample privacy, with a patio slabbed area for seating.



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## **Vicarage Road, Mickleover Derby**

- SEMI-DETACHED HOUSE IN MICKLEOVER
- THREE WELL-PROPORTIONED BEDROOMS
- LOUNGE, DINING ROOM & KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108853 - 0007

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