



Girton Way, Mickleover Derby DE3 9EA

welcome to

Girton Way, Mickleover Derby

This three bedroom detached house, situated in a quiet cul-de-sac location, boasts an entrance hallway, lounge, kitchen diner, utility, three bedrooms, master en-suite and family bathroom. Call us now to book your viewing and avoid missing out!



Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the kitchen, downstairs w/c and stairs to the first floor.

Kitchen Diner

16' 3" x 10' 9" (4.95m x 3.28m)

Open plan fitted kitchen diner comprising of a range of matching base, wall and drawer units, with an integrated one and a half bowl stainless steel sink, four ring gas hob, overhead extractor hood, double oven, dishwasher, with plumbing and space for additional appliances. Finished with tiled flooring, complimentary splash back tiling, spotlights to the ceiling, a radiator and double-glazed window to the front. Usefully a dining area, seamlessly flowing from the kitchen, perfect for family meals.

Utility

6' 2" x 5' 6" (1.88m x 1.68m)

Accessed through the kitchen diner. Fitted with tiled flooring and splash back tiling and a door to the rear garden, housing a combi-boiler, with plumbing and space for additional appliances such as a washing machine and tumble dryer.

Landing

First floor landing providing access to the first floor, lounge, bedroom three and the family bathroom. Fitted with carpeted flooring.

Lounge

16' 3" x 10' 9" (4.95m x 3.28m)

Cosy modern lounge fitted with carpeted flooring, a double-glazed window to the front and a radiator.

Bedroom Three

9' 3" x 10' 5" (2.82m x 3.17m)

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

Bathroom

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

glazed window to the rear.

First Floor Landing

First floor landing providing access to the main bedroom, master en-suite and bedroom two. Fitted with carpeted flooring and a double-glazed window to the front and rear.

Bedroom One

10' 11" x 16' 2" (3.33m x 4.93m)

Double bedroom with carpeted flooring, a radiator, double-glazed window to the front/side and a storage cupboard housing a boiler.

Master En-Suite

Three-piece suite comprising of a low-level w/c, wash-hand basin and a double shower. Fitted with tiled flooring and walls.

Bedroom Two

9' 6" x 11' 5" (2.90m x 3.48m)

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

External

Externally, to the front, a brick paved driveway, providing off-road parking for multiple vehicles, usefully a single garage with an up and over door for extra storage. To the rear, a stunning modern garden, private and enclosed, perfectly laid-to-lawn, with a paved patio area for seating. Bordered with mature shrubbery at the bottom of the garden and wooden fencing to the sides.



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welcome to

Girton Way, Mickleover Derby

- THREE STOREY, THREE BED DETACHED HOUSE
- MODERN LOUNGE AND KITCHEN DINER
- TWO BATHROOMS & MASTER EN-SUITE
- DRIVEWAY WITH OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR108862 - 0004

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