



**Murray Road, Mickleover Derby**

**welcome to**

## **Murray Road, Mickleover Derby**

Situated in the sought-after Derbyshire suburb of Mickleover, comprising of an entrance hallway, lounge, large kitchen diner, utility, three bedrooms, master en-suite and family bathroom. Call us now to view!

### **Entrance Hallway**

Entrance hallway providing access to the lounge, kitchen and first floor landing.

### **Lounge**

16' 1" x 12' 8" ( 4.90m x 3.86m )

Spacious lounge, featuring a fireplace in the centre of the room, finished with carpeted flooring, a radiator and a bow double-glazed window to the front.

### **Kitchen Diner**

Fitted kitchen comprising of a range of base, wall and drawer units, with an integrated one bowl stainless steel sink and drainer with a mixer tap and overhead extractor hood. With space and plumbing for additional appliances. Finished with karndean flooring, splash back tiling and a radiator. Seamlessly connecting to the dining space, allowing versatility to suit your needs. Finished with carpeted flooring, a radiator, two skylight windows, two double-glazed windows to the rear and a set of patio doors opening to the rear.

### **Utility**

8' 2" x 7' 6" ( 2.49m x 2.29m )

Fitted with matching wall, base and drawer units, providing useful storage space, with further space and plumbing for additional appliances. Finished with karndean flooring, one bowl stainless steel sink and drainer with a mixer tap, a double-glazed window to the rear and a door leading out to the side of the property. Also a connecting door to the downstairs w/c.

### **Landing**

First floor landing providing access to three bedrooms and family bathroom. Usefully, a storage cupboard housing a combi-boiler and a loft hatch.

### **Bedroom One**

13' 1" x 11' 9" ( 3.99m x 3.58m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front. Seamlessly connecting to the en-suite and dressing room.

### **Master En-Suite**

Modern three-piece suite comprising of a low-level w/c, wash-hand basin and a shower cubicle. Finished with Karndean flooring and walls, towel radiator and a frosted double-glazed window to the rear.

### **Bedroom Two**

10' 6" x 12' 11" ( 3.20m x 3.94m )

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

### **Bedroom Three**

12' 5" x 9' 6" ( 3.78m x 2.90m )

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

### **Bathroom**

Four-piece suite comprising of a low-level w/c, wash-hand basin, bath and shower cubicle. Finished with vinyl flooring, spotlights to the ceiling and a frosted double-glazed window to the rear.

### **External**

Externally, to the front, a large driveway providing off-road parking for multiple vehicles, usefully a single garage with an up and over door. To the rear, a patio paved seating area, perfect for relaxing, leading through with a brick paved pathway to the end of the garden to the shed and greenhouse,





mainly laid-to-lawn, surrounded by beautiful mature shrubbery and trees, enclosed with wooden fencing for privacy.



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welcome to

## Murray Road, Mickleover Derby

- DETACHED HOUSE IN MICKLEOVER
- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS KITCHEN DINER
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- BEAUTIFUL PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£350,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MVR108624 - 0004

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