



**Western Road, Mickleover Derby DE3 9GP**



**welcome to**

## **Western Road, Mickleover Derby**

Situated in the sought after Derbyshire suburb of Mickleover, comprising of an entrance hallway, lounge, dining room, kitchen, garden room, shower room, four bedrooms, two en-suites, family bathroom, driveway and rear garden. A great home for the lucky buyer. Call us now to view!



### Entrance Hall

Entrance hallway providing access to the lounge, dining room and first floor landing. Finished with minton tiling and a radiator.

### Lounge

12' 9" x 12' 5" ( 3.89m x 3.78m )

A spacious lounge featuring a beautiful gas fireplace, finished with wooden flooring, a radiator and a double-glazed window to the front.

### Dining Room

12' 1" x 12' 9" ( 3.68m x 3.89m )

Currently being used as a lounge space, with ample versatility to change the room to your desires. Finished with wooden flooring, a radiator and double-glazed window to the rear.

### Kitchen

16' 8" x 10' 5" ( 5.08m x 3.17m )

Fitted kitchen comprising of a range of wall, base and drawer units, with an integrated oven, four ring gas hob, overhead extractor hood and two bowl stainless steel sink. With space and plumbing for additional appliances. Finished with tiled flooring, a radiator and double-glazed windows to the side and rear looking through to the garden room. Usefully, there is a pantry for extra storage and the kitchen can be accessed through the dining room.

### Garden Room

14' 5" x 14' 9" ( 4.39m x 4.50m )

Accessed through the kitchen, the garden room offers plenty of space, allowing versatility. Finished with wood laminate flooring, a radiator, patio doors leading out to the rear and two skylight windows. The shower room is accessed through this room. There is an additional back door leading to the side passage.

### Shower Room

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

### Landing

First floor landing providing access to bedroom one, three and four, master en-suite and family bathroom. Finished with carpeted flooring.

### Bedroom One

12' 1" x 15' 1" ( 3.68m x 4.60m )

Spacious double bedroom, finished with carpeted flooring, a radiator and double-glazed windows to the front. The master en-suite can be accessed through this room.

### En-Suite

Three-piece suite comprising of a low-level w/c, wash-hand basin and shower cubicle. Finished with tiled flooring, part-tiled walls and a towel radiator.

### Bedroom Two

15' 8" x 12' 5" ( 4.78m x 3.78m )

Currently being used as the master bedroom, this spacious double bedroom is finished with carpeted flooring, fitted wardrobes, a radiator, double-glazed window to the rear and a skylight window. The en-suite can be accessed through this room.

### En-Suite

Three-piece suite comprising of a low-level w/c, wash-hand basin and shower cubicle. Finished with tiled flooring, part-tiled walls, a radiator and skylight window.

### Bedroom Three

9' 10" x 12' 9" ( 3.00m x 3.89m )

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

### Bedroom Four

7' 2" x 10' 2" ( 2.18m x 3.10m )

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

### Bathroom

Four-piece suite comprising of a low-level w/c, wash-hand basin, shower cubicle and bath. Finished with

tiled flooring, wood panelling, a towel radiator and a frosted double-glazed window to the side.

### External

Externally, to the front a driveway providing off-road parking for multiple vehicles, bordered on each side with mature shrubbery. To the rear, mainly laid-to-lawn, a patio slabbed area, perfect for seating. Surrounded by mature shrubbery and fruit trees, allowing plenty of privacy. Usefully there is space for vegetable growing.



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## **Western Road, Mickleover Derby**

- SEMI-DETACHED EDWARDIAN HOUSE IN MICKLEOVER
- THREE-STOREYS
- FOUR WELL-PROPORTIONED BEDROOMS
- THREE RECEPTION ROOMS
- TASTEFULLY RENOVATED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108907 - 0006

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