

Western Road, Mickleover Derby DE3 9GP



welcome to

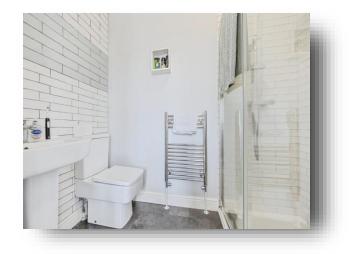
Western Road, Mickleover Derby

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" ($3.89m \times 3.78m$) 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 ensuite 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" ($3.00m \times 3.89m$) 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, washhand basin, shower cubicle and bath. Finished with



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-tolawn, 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.





welcome to

Western Road, Mickleover Derby

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

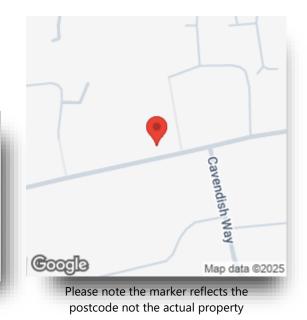
Tenure: Freehold EPC Rating: D Council Tax Band: C

offers in excess of

£380,000







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Property Ref: MVR108907 - 0010 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.

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