



**Sage Court, Mickleover Derby DE3 0GH**

**welcome to**

## **Sage Court, Mickleover Derby**

Situated in the sought-after Derbyshire suburb of Mickleover, this three-bedroom semi-detached family home comprises of an entrance hallway, lounge, kitchen, three bedrooms, en-suite, family bathroom, driveway and rear garden. A great home for the lucky buyer. Call us now to view!



### **Entrance Hallway**

Entrance hall giving access to the downstairs w/c comprising of a wash-hand basin and low-level w/c, kitchen, lounge, and stairs to first floor.

### **Lounge**

Spacious modern lounge with a storage cupboard, french doors out to the rear garden, a double glazed-window to the rear, carpeted flooring, and two radiators. Used as both a lounge area and also a dining area, perfect for family meals and gatherings, allowing plenty of versatility.

### **Kitchen**

Fitted kitchen comprising of a range of wall, base and drawer units, with an integrated oven, overhead extractor fan, one and a half bowl stainless steel sink and drainer with a mixer tap and four ring gas hob. With space for additional appliances. Finished with wood laminate flooring, splash back tiling, spotlights to the ceiling, a radiator and double-glazed window to the front.

### **Landing**

First floor landing providing access to three bedrooms and the family bathroom. With an airing cupboard and carpeted flooring.

### **Bedroom One**

Double bedroom with carpeted flooring, a double-glazed window to the front, fitted wardrobe, a radiator, a storage cupboard, and a door through to the en-suite.

### **En-Suite**

Master en-suite comprising of a shower, w/c, and wash-hand basin. Finished with wood laminate flooring.

### **Bedroom Two**

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

### **Bedroom Three**

Bedroom with carpeted flooring, a double-glazed

window to the rear, and a radiator.

### **Bathroom**

Family bathroom comprising of a bath with overhead shower, w/c, and wash-hand basin. Finished with wood laminate flooring.

### **External**

To the front of the property, the driveway provides off-road parking for multiple vehicles. There is a path to the side of the property leading to a gate for access to the rear garden. The rear garden is beautifully laid-to-lawn, with a patio paved area and pathway that leads to the shed, and is fully enclosed with wooden fencing.



***view this property online*** [bagshawsresidential.co.uk/Property/MVR108852](https://bagshawsresidential.co.uk/Property/MVR108852)





welcome to

## Sage Court, Mickleover Derby

- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- WELL-MAINTAINED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£269,950**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR108852](https://bagshawsresidential.co.uk/Property/MVR108852)



Property Ref:  
MVR108852 - 0003

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**