



Mallard Walk, Mickleover Derby DE3 0TF

welcome to

Mallard Walk, Mickleover Derby

This detached family home, situated in the sought-after Derbyshire suburb of Mickleover. boasts an entrance hallway, lounge, dining room, kitchen diner, ground floor w/c, utility, six bedrooms, two shower rooms, en-suite, front and rear garden, driveway and double garage. Call us now to view.



Entrance Hall

Upon entry through the front door, the hallway gives access to the lounge, dining room, kitchen diner, w/c, garage and stairs to first floor, fitted with laminate flooring, a radiator and usefully an under stair storage cupboard.

Cloakroom

Comprising of a low level w/c, pedestal wash-hand basin, storage cupboard and a radiator.

Lounge

11' 8" x 9' (3.56m x 2.74m)

Beautifully spacious lounge, featuring a gas fire place in the centre of the room, A double-glazed window to the side, two radiators and french doors to the rear, opening out onto the patio area, allowing natural light to flood the room.

Dining Room

15' 7" x 12' (4.75m x 3.66m)

Perfect for family meals and gatherings, a versatile space which can also be customised to suit your needs, whether that be a study/office area or playroom. Fitted with carpeted flooring, a radiator and double-glazed bay window to the front.

Kitchen Diner

23' 6" x 10' 5" (7.16m x 3.17m)

Fitted kitchen diner comprising of a range of matching wall, base and drawer units, with integrated appliances including a stainless steel one bowl sink, electric double oven, warming drawer and a centre island with an electric hob and canopy overhead extractor fan. With space for additional appliances such as a fridge/freezer. Fitted with tiled flooring and splash back tiling, two radiators, spotlights to the ceiling, a double-glazed window to the rear, patio doors to the rear leading to the garden and a connecting door to the utility.

Utility Room

Door to the side, wall and base units with inset sink and drainer, washing machine point, wall mounted gas boiler, radiator and tiled flooring.

Landing

First floor landing giving access to bedrooms one to four and shower room, with two double-glazed windows to the front, an airing cupboard and radiator. Fitted with carpeted flooring.

Bedroom One

15' 2" x 11' 9" (4.62m x 3.58m)

Spacious double bedroom, featuring built in fitted wardrobes with matching drawers, coving to the ceiling, a radiator and a double-glazed bay window to the front.

En-Suite

Four-piece suite comprising of a low-level w/c, wash-hand basin, shower cubicle and bath. Fitted with tiled flooring, part-tiled walls, a radiator and a frosted double-glazed window to the side.

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

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

Bedroom Three

11' 4" x 11' (3.45m x 3.35m)

Double bedroom, fitted with carpeted flooring, built in fitted wardrobes, coving to the ceiling, a radiator and a double-glazed window to the rear.

Bedroom Four

12' x 8' (3.66m x 2.44m)

Double bedroom, fitted with carpeted flooring, built in fitted wardrobes, coving to the ceiling, a radiator and a double-glazed window to the rear.

Shower Room

Three-piece suite comprising of a low-level w/c, wash-hand basin and shower cubicle. Fitted with tiled flooring, part-tiled walls, a towel radiator and a frosted double-glazed window to the front.

Second Floor Landing

Second floor landing, giving access to bedroom five, six and second shower room. Fitted with carpeted flooring and a radiator.

Bedroom Five

Double bedroom, fitted with carpeted flooring, a radiator and a Velux window to the rear.

Bedroom Six

Double bedroom, fitted with carpeted flooring, a radiator and a Velux window to the front.

Shower Room

Three-piece suite comprising of a low-level w/c, wash-hand basin and shower cubicle. Fitted with tiled flooring, part-tiled walls, a towel radiator and a Velux window to the front.

External

To the front the property is partially laid-to-lawn with mature shrubbery and trees. Double width driveway providing off-road parking and access to a double garage with up and over doors and power/light. Side pedestrian access to the rear. To the rear, is an enclosed garden with paved patio area and lawn garden with mature shrubbery and trees, enclosed with wooden fencing for privacy.



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welcome to

Mallard Walk, Mickleover Derby

- SIX BEDROOM DETACHED HOUSE
- LOUNGE AND DINING ROOM
- FITTED KITCHEN DINER WITH AN ISLAND
- MASTER EN-SUITE AND TWO SHOWER ROOMS
- THREE FLOORS

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR108860 - 0003

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bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk