









welcome to

Station Road, Mickleover Derby

Bagshaws Residential are delighted to bring to the market this traditional, well-presented and skillfully extended four bedroom semi-detached family home, situated on an enviously large plot in the highly sought-after South Derbyshire suburb of Mickleover. Sold with no onward chain.













Entrance Hall

Upon entry through the entrance door, the spacious entrance hall allows access to the lounge, sitting room, dining room, and stairs to the first floor. With carpeted flooring, a radiator, and picture rails.

Lounge

15' x 12' (4.57m x 3.66m)

Spacious lounge with a feature fireplace, built-in shelving, a double glazed bay window to the front, carpeted flooring, a radiator, and a window through to the sitting room.

Sitting Room

13' x 11' (3.96m x 3.35m)

Reception room with a feature fireplace, built-in shelving, carpeted flooring, a radiator, a window through to the lounge, and a UPVC patio door and windows through to the garden room.

Garden Room

11' x 8' (3.35m x 2.44m)

Reception room with carpeted flooring, a UPVC patio door and windows through to the sitting room, and the same leading out to the rear garden.

Dining Room

16' x 7' (4.88m x 2.13m)

Reception room with double glazed windows to the side and rear, an under-stair storage cupboard/pantry with shelving, a cupboard which houses the boiler, carpeted flooring, a radiator, and external door to the side leading to the driveway, and an opening through to the kitchen.

Kitchen

17' 11" x 8' 10" (5.46m x 2.69m)

Fitted kitchen comprising of a range of matching base, wall, and drawer units, with an oven and fivering gas hob, a stainless steel sink and drainer, double glazed windows to the side and front, an opening through to a store room at the rear, and an external door to the side leading to the rear garden.

First Floor Landing

Landing to the first floor allowing access to three bedrooms, the family bathroom, and the stairs to the second and ground floors. With carpeted flooring and a double glazed window to the side.

Bedroom One

13' x 12' max (3.96m x 3.66m max) Double bedroom finished with fitted wardrobes, picture rails, carpeted flooring, a radiator, and a double glazed window to the rear.

Bedroom Two

13' x 12' (3.96m x 3.66m)

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

Bedroom Three

8' x 7' (2.44m x 2.13m)

Bedroom finished with carpeted flooring, a radiator, picture rails, and a double glazed window to the front.

Bathroom

Fitted three-piece bathroom suite comprising of a p-shaped bath with an overhead electric shower, a w/c, and a wash-hand basin. Finished with wood panelling and tiling to the walls, wood laminate flooring, a frosted double glazed window to the rear, a radiator, and a fitted storage cupboard.

Attic Room/Bedroom Four

19' 10" x 16' (6.05m x 4.88m)

Converted attic room creating the potential for a spacious fourth bedroom, with a double glazed window to the side and carpeted flooring.

External

The brick-paved driveway to the front of the property is bordered with mature shrubbery and foliage and provides off-road parking for multiple vehicles. Continuing to the side of the property, the driveway leads to metal gates which creates an enclosed parking space or simply a handy area for bin storage.

To the rear, the westerly-facing garden is extensive and mature. Private, enclosed with wooden fencing, and beautifully maintained, it comprises of a patio-paved area, concrete pathways to one side running the full length of the garden, and plentiful shrubbery and foliage bordering the laid lawn, creating a magnificent space for entertaining family and friends, or simply soaking up the sun. It also allows access to the outbuilding/store room.





welcome to

Station Road, Mickleover Derby

- TRADITIONAL, BAY-FRONTED SEMI-DETACHED HOUSE
- SKILLFULLY EXTENDED AND WELL-PRESENTED
- FOUR BEDROOMS & FOUR RECEPTIONS
- LARGE PLOT WITH A DRIVEWAY AND MATURE GARDENS
- SOUGHT-AFTER RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: D

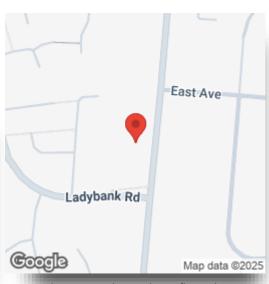
Council Tax Band: C

£399,950









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108586



Property Ref: MVR108586 - 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.

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