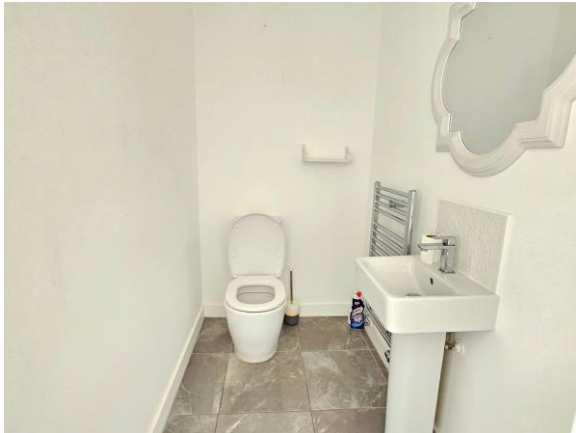


Mint Grove, Mickleover Derby DE3 0GE

welcome to

Mint Grove, Mickleover Derby

Situated in the sought-after Derbyshire suburb of Mickleover, comprising of an entrance hallway, downstairs w/c, lounge, study, kitchen diner, utility, four bedrooms, master en-suite, family bathroom, driveway, detached garage, and rear garden. A beautiful home for the lucky buyer.



Entrance Hallway

Upon entry through the front door the spacious entrance hallway provides access to the downstairs w/c (comprising of a wash-hand basin and low-level w/c), lounge, study, kitchen diner and the stairs to the first floor.

Lounge

10' 10" x 20' 8" (3.30m x 6.30m)

Spacious lounge finished with carpeted flooring, two radiators, a double-glazed window to the front and UPVC french doors leading out to the rear garden, allowing plenty of natural light to flood the room.

Study

9' 11" x 8' 10" (3.02m x 2.69m)

Reception room which creates an ideal study room, perfect for those who work from home.

Kitchen Diner

11' 4" x 19' 2" (3.45m x 5.84m)

Modern fitted kitchen comprising of a range of base, wall and drawer units with an integrated double-oven, dishwasher, one and a half bowl stainless steel sink with a mixer tap, five ring hob, overhead extractor hood and fridge/freezer. Finished with tiled flooring, complementary splash back tiling, two double-glazed windows to each side, UPVC french doors leading out to the rear garden, and a door through to the utility room.

Utility

5' 9" x 3' 11" (1.75m x 1.19m)

Fitted wall and base units with an integrated one bowl stainless steel sink and drainer with a mixer tap, tiled flooring, and a UPVC external door leading out to the rear garden, with space for additional appliances.

Landing

Spacious, galleried landing to the first floor, providing access to all four bedrooms and the family bathroom. Finished with an airing cupboard, carpeted flooring, a radiator and double-glazed window to the front.

Bedroom One

11' 4" x 12' 9" (3.45m x 3.89m)

Double bedroom finished with fitted wardrobes, carpeted flooring, a radiator and double-glazed windows to the side and rear. The master en-suite is accessed through this room.

En-Suite

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

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

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

Bedroom Three

11' 1" x 10' 4" (3.38m x 3.15m)

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

Bedroom Four

9' 11" x 7' 6" (3.02m x 2.29m)

Bedroom finished with fitted wardrobes, carpeted flooring, a radiator, and double-glazed window to the front.

Bathroom

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

External

Externally, the front of the property is bordered with well-kept lawn and mature shrubbery with a patio-paved pathway leading to the front door. The driveway runs alongside, providing off-road parking

for multiple vehicles access to the single, detached garage. To the rear, the garden is private and enclosed with wooden fencing, and is mainly laid-to-lawn, with a patio paved area perfect for seating.



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welcome to

Mint Grove, Mickleover Derby

- FOUR BEDROOM DETACHED HOME
- TWO RECEPTIONS AND A KITCHEN DINER WITH UTILITY
- MASTER ENSUITE, FAMILY BATHROOM, AND CLOAKROOM
- PRIVATE AND ENCLOSED REAR GARDEN
- DRIVEWAY WITH DETACHED GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108917 - 0003

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bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk