







## welcome to

## **Muirfield Drive, Mickleover Derby**

Located in the sought-after Derbyshire suburb of Mickleover, this four-bedroom detached house comprises of an entrance hallway, downstairs w/c, study, lounge, kitchen diner, four bedrooms, en-suite, family bathroom, driveway, double garage, front and rear garden. Call us now to view!













**Entrance Hallway** 

Upon entry through the front door the entrance hallway provides access to the downstairs w/c, study, lounge, kitchen diner, garage and first floor landing.

## Study

8' 3" x 9' 8" ( 2.51m x 2.95m )

Currently being used as a study room, a great space with plenty of versatility. Finished with wood laminate flooring, a radiator and double-glazed window to the front.

### Lounge

16' x 12' 4" ( 4.88m x 3.76m )

Spacious lounge finished with wood laminate flooring, a radiator and double-glazed window and patio doors to the rear, featuring a fireplace.

#### **Kitchen Diner**

15' 1" x 15' 5" ( 4.60m x 4.70m )

Fitted kitchen comprising of a range of base, wall and drawer units with an integrated one and a half bowl sink and drainer with a mixer tap, four ring gas hob, overhead extractor hood and oven. Finished with tiled flooring, splash back tiling, a door leading to the side, a stained-glass window and two double-glazed windows to the rear. Also used as a dining area, with space for a table and chairs.

### Landing

First floor landing providing access to four bedrooms and the family bathroom.

#### **Bedroom One**

12' 7" x 9' 4" ( 3.84m x 2.84m )

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

#### **En-Suite**

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

#### **Bedroom Two**

10' 9" x 9' 4" ( 3.28m x 2.84m )

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

#### **Bedroom Three**

8' 3" x 10' 2" ( 2.51m x 3.10m )

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

#### **Bedroom Four**

8' 10" x 7' 2" ( 2.69m x 2.18m )

Single bedroom finished with wood laminate 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 carpeted flooring, a radiator and frosted double-glazed window to the front.

#### External

Externally, to the front, a block paved driveway providing off-road parking for multiple vehicles, alongside a patch of lawn with mature shrubbery, usefully a double garage with up and over doors. To the rear, mainly laid-to-lawn, with a wooden decking area, enclosed with wooden fencing for privacy.

### Garage

13' 8" x 14' 4" ( 4.17m x 4.37m )

Double garage fitted with power, lighting and up and over doors.





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## **Muirfield Drive, Mickleover Derby**

- FOUR BEDROOM DETACHED HOUSE
- STUDY, LOUNGE AND KITCHEN DINER
- FOUR WELL-PROPORTIONED BEDROOMS
- DRIVEWAY AND DOUBLE GARAGE
- PRIVATE AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

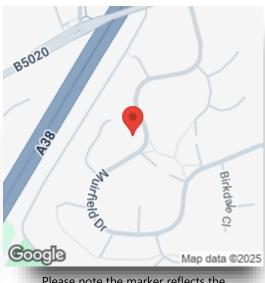
Council Tax Band: E

# £550,000









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