



Harper Drive, Mickleover Derby DE3 0AE

welcome to

Harper Drive, Mickleover Derby

Don't miss your opportunity to make this beautifully presented, detached house your family home. With a lounge, study, kitchen diner, utility, cloakroom, four bedrooms, master en suite, bathroom, landscaped rear garden, driveway, and a garage, internal viewing is vital to fully appreciate it.



Entrance Hall

The spacious entrance hall provides access to the lounge, kitchen diner, study, cloakroom, and the stairs to the first floor. Finished with Amtico laminate flooring and a radiator.

Lounge

19' 2" x 12' 2" (5.84m x 3.71m)

Cozy lounge creating a lovely space to wind down and relax with family and friends, with a feature walk-in, double glazed bay window to the front, carpeted flooring, and two radiators.

Study

9' 6" x 7' 9" (2.90m x 2.36m)

Second reception room perfect for a study, snug, or playroom, with carpeted flooring, a radiator, and a double glazed window to the front.

Kitchen Diner

20' 2" x 15' 7" (6.15m x 4.75m)

Modern fitted kitchen diner comprising of a range of matching wall, base, and drawer units with integrated appliances including a double oven, five-ring gas hob, overhead extractor hood, fridge/freezer, stainless steel sink and drainer with a Quooker tap, and a dishwasher. Finished with Amtico laminate flooring, complementary splash back tiling, spotlights to the ceiling, a radiator, a feature walk-in double glazed box-bay window to the rear with french doors opening to the garden, and a door to the utility.

Utility

Comprising of matching base and wall units for extra storage, with a stainless steel sink and drainer with a mixer tap. With complementary splash back tiling, wood laminate flooring, an integrated washing machine, with space for a tumble dryer, a radiator, and an external door leading out to the rear garden.

Cloakroom

Cloakroom to the ground floor comprising of a low-level w/c and wash-hand basin, with part-tiled walls, Amtico laminate flooring, a radiator, and a frosted

double glazed window to the side.

Landing

Landing to the first floor allowing access to all four bedrooms and the family bathroom. Finished with carpeted flooring and a double glazed window to the side.

Bedroom One

14' 11" x 12' 3" (4.55m x 3.73m)

Double bedroom with fitted wardrobes, carpeted flooring, a wall-mounted air-conditioning unit, a radiator, a double glazed window to the front, and a door through to the en suite.

Ensuite

En suite to bedroom one comprising of a double shower cubicle with a rainfall shower head, a low-level w/c, and a wash-hand basin. With part-tiled walls, Amtico laminate flooring, an extractor fan, and a frosted double glazed window to the side.

Bedroom Two

14' 5" x 10' 2" (4.39m x 3.10m)

Double bedroom with fitted wardrobes, carpeted flooring, a radiator, and two double glazed windows to the front.

Bedroom Three

13' 5" x 9' 5" (4.09m x 2.87m)

Double bedroom with fitted wardrobes, carpeted flooring, a radiator, and two double glazed windows to the rear.

Bedroom Four

10' 3" x 9' 6" (3.12m x 2.90m)

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

Bathroom

Four-piece suite comprising of a bath, a separate shower, a low-level w/c, and a wash-hand basin. Finished with part-tiled walls, Amtico laminate flooring, a vertical ladder-style towel radiator, an

extractor fan, and a frosted double glazed window to the rear.

Garage

Single garage with an up-and-over door, power, and lighting. Accessed through a side door.

External

The front of the property has a path leading to the front door bordered by mature shrubbery and hedgerows. The side of the property houses the driveway, large enough for multiple vehicles, which leads to the garage and a gate for access into the rear garden.

The south facing rear garden has been tastefully landscaped, comprising of laid-to-lawn on a raised bed bordered with low wooden sleepers with steps leading up to it, and slate patio paving to the lower level, creating a brilliant space for outdoor furniture and al-fresco dining. Including a timber shed with lighting and power. Enclosed with wooden fencing and red-brick walls, the garden is private, secure, and perfect for relaxing or entertaining in the summer months.



view this property online [bagshawsresidential.co.uk/Property/MVR109072](https://www.bagshawsresidential.co.uk/Property/MVR109072)



welcome to

Harper Drive, Mickleover Derby

- EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME
- REMAINING NHBC WARRANTY
- LOUNGE, STUDY AND KITCHEN DINER WITH UTILITY
- CLOAKROOM, BATHROOM, AND MASTER EN SUITE
- SOLAR PANELS WITH BATTERIES

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR109072



Property Ref:
MVR109072 - 0006

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



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



bagshawsresidential.co.uk