



Kestrel Close, Mickleton DERBY DE3 0UR

welcome to

Kestrel Close, Mickleover DERBY

Situated in the sought-after Derbyshire suburb of Mickleover, this four-bedroom detached family home comprises of an entrance hallway, downstairs w/c, lounge, kitchen, dining room, study, four bedrooms, two en-suites, family bathroom, driveway, double garage 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, lounge, kitchen, study and first floor landing.

Study

8' 3" x 4' 10" (2.51m x 1.47m)

Currently used as a study/office space. Finished with wood laminate flooring, a radiator and double-glazed window to the side, and provides access to the integral garage.

Lounge

12' 1" x 18' 6" (3.68m x 5.64m)

Spacious lounge featuring an electric fireplace. Finished with carpeted flooring, a radiator and double-glazed window to the front. The dining room is accessed through this room.

Dining Room

10' 10" x 9' 5" (3.30m x 2.87m)

Accessed through the lounge, a great space for family meals. Finished with wood laminate flooring, a radiator and sliding patio doors opening out to the rear garden.

Kitchen

17' 5" x 8' 8" (5.31m x 2.64m)

Fitted kitchen comprising of a range of base, wall and drawer units, with integrated appliances such as an oven with four-ring hob, overhead extractor hood, fridge freezer, a double-bowl stainless steel sink, and a kickspace fan/heater. With space and plumbing for additional appliances. Finished with tiled flooring, spotlights to the ceiling, a double-glazed window to the rear and patio doors opening out to the rear garden.

Landing

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

Bedroom One

11' 7" x 14' 11" (3.53m x 4.55m)

Double bedroom finished with carpeted flooring,

fitted wardrobes, a radiator, double-glazed window to the front and a connecting door to the en-suite.

En-Suite

Three-piece suite comprising of a w/c, wash-hand basin and double shower cubicle. Finished with tiled flooring, part-tiled walls, underfloor heating, a towel radiator and two frosted double-glazed windows to the front.

Bedroom Two

11' 6" x 10' 11" (3.51m x 3.33m)

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 w/c, wash-hand basin and shower cubicle. Finished with tiled flooring, part-tiled walls, a towel radiator and frosted double-glazed window to the side.

Bedroom Three

7' 7" x 8' 5" (2.31m x 2.57m)

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

Bedroom Four

10' 9" x 7' 9" (3.28m x 2.36m)

Currently used as an office/study space. Finished with wood laminate flooring, a radiator and a double-glazed window to the rear.

Bathroom

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

External

Externally, to the front, a driveway providing off-road parking for multiple vehicles and a double garage for extra storage. To the rear is a large wooden deck, a great space for outdoor furniture, with steps leading to a smaller paved patio then down to an artificial

lawn, surrounded by beautiful shrubbery and mature trees adding an element of privacy. Southerly-facing, it is a real haven and perfectly suited for family gatherings, relaxation, and al-fresco dining.



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welcome to

Kestrel Close, Mickleover DERBY

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE, DINING ROOM, KITCHEN, AND STUDY
- TWO EN-SUITES & FAMILY BATHROOM
- TASTEFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING AND A DOUBLE GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109027 - 0005

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