









# 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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# **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

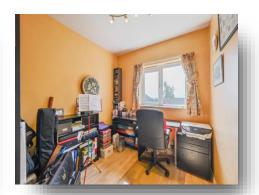
Council Tax Band: E

offers over

# £440,000









Please note the marker reflects the postcode not the actual property

# view this property online bagshawsresidential.co.uk/Property/MVR109027



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