



**Church Croft, Mickleover Derby DE3 0HS**

*welcome to*

## **Church Croft, Mickleover Derby**

Situated in the sought-after Derbyshire suburb of Mickleover, this new build three-bedroom detached bungalow comprises of an entrance hallway, lounge, kitchen, dining area, utility, pantry, three bedrooms, a master en-suite, family bathroom, driveway, single garage and rear garden.



### Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the lounge/kitchen/dining room, three bedrooms and family bathroom.

### Lounge/Kitchen/Dining Room

24' 9" x 16' 4" ( 7.54m x 4.98m )

An open plan lounge area, featuring an electric fireplace, finished with herringbone flooring, spotlights to the ceiling, bi-fold doors to the rear, under floor heating, a double-glazed window to the front and a floor to ceiling double-glazed window to the front. Flowing straight through to the dining area, with space for a table and chairs, great for family dining.

Fitted kitchen comprising of a range of base, wall and drawer units, with an integrated double-oven, induction hob, overhead extractor hood, one and a half bowl stainless steel sink, water boiling & filtered tap, dishwasher, wine cooler and fridge freezer. Finished with herringbone flooring, spotlights to the ceiling, under floor heating, a double-glazed window to the side and connecting doors to the pantry and utility.

### Utility

11' 1" x 5' 8" ( 3.38m x 1.73m )

Accessed through the kitchen comprising of a range of base and wall units with an integrated one bowl sink. Finished with herringbone flooring, under floor heating and a double-glazed window to the rear, with space and plumbing for a washing machine and tumble dryer.

### Bedroom One

10' 10" x 15' 1" ( 3.30m x 4.60m )

Double bedroom finished with carpeted flooring, fitted wardrobes, spotlights to the ceiling, a double-glazed window to the side and a connecting door to the master en-suite.

### En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and shower cubicle. Finished with tiled flooring, tiled walls, thermostatic shower controls,

under floor heating, a towel radiator and double-glazed window to the rear.

### Bedroom Two

9' 3" x 13' 2" ( 2.82m x 4.01m )

Double bedroom currently use as an additional reception room. Finished with carpeted flooring, fitted wardrobes and floor to ceiling double-glazed window to the side.

### Bedroom Three

9' 1" x 7' 5" ( 2.77m x 2.26m )

Single bedroom, currently used as an office space. Finished with carpeted flooring, and floor to ceiling double-glazed window to the front.

### Bathroom

Four-piece suite comprising of wash-hand basin, low-level w/c, bath and shower cubicle. Finished with tiled flooring, part-tiled walls, spotlights to the ceiling, thermostatic shower controls, under floor heating, a towel radiator and a double-glazed window to the rear.

### External

Externally, to the front a large block paved driveway providing off-road parking for multiple vehicles, as well as the front garden which is laid-to-lawn, mature shrubbery and single garage. To the rear, the garden is mainly laid-to-lawn with patio paving; a wonderful suntrap perfect for relaxing, entertaining, and al-fresco dining. Enclosed with wooden fencing allowing privacy.



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## **Church Croft, Mickleover Derby**

- NEW BUILD THREE-BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE/KITCHEN/DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PROVIDING OFF-ROAD PARKING & SINGLE GARAGE
- MASTER EN-SUITE & FAMILY BATHROOM

Tenure: Freehold EPC Rating: A

Council Tax Band: E

**£595,000**



Please note the marker reflects the postcode not the actual property

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