



**Station Road, Mickleover DERBY DE3 9FE**



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Situated in the sought-after Derbyshire suburb of Mickleover, this four-bedroom detached home comprises of an entrance hallway, lounge, dining room, kitchen, four bedrooms, three bathrooms, driveway and large very private rear garden backing onto a small wood and surrounded by native species hedges.



### Entrance Hallway

19' 8" x 8' 2" ( 5.99m x 2.49m )

Upon entering the front door the hall leads to the dining room, kitchen, shower room, master bedroom, stairs to the first floor landing and an internal hallway to the garden room, stairs to the 4th bedroom and utility room. Engineered wood flooring flows through from the entrance hallway to the internal hallway and garden room.

### Dining Room

17' 10" x 13' 1" ( 5.44m x 3.99m )

Spacious dining area finished with carpeted flooring, a double-glazed bow window, radiator and an archway leading to the kitchen. A great space for family dining with room for a large dining table and built in stylish storage.

### Kitchen

19' 8" x 11' 8" ( 5.99m x 3.56m )

Fitted kitchen comprising a range of base, wall and drawer units with an integrated double-oven, five ring gas hob, overhead extractor hood, one and a half bowl sink, with space for additional appliances. Finished with tiled flooring, spotlights to the ceiling, a double-glazed window to the rear, vertical radiator and patio doors leading out to the rear garden.

### Ground Floor Shower Room

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

### Garden Room

18' 5" x 22' 9" ( 5.61m x 6.93m )

A beautiful, spacious room finished with engineered wood flooring, two vertical radiators, skylight windows and spotlights to the ceiling, bi-fold and patio doors opening out to the rear garden. A great space for entertaining and family gatherings.

### Utility

9' 2" x 9' 1" ( 2.79m x 2.77m )

Fitted with wall and base units, with an integrated

one bowl stainless steel sink. Finished with tiled flooring and a door leading out to the rear garden.

### Master Bedroom

11' 8" x 13' 3" ( 3.56m x 4.04m )

A double bedroom finished with carpeted flooring, a radiator, fitted wardrobes a double-glazed window to the front and a connecting door to the dressing room.

### Dressing Room

7' 4" x 9' 8" ( 2.24m x 2.95m )

Accessed through bedroom one, finished with carpeted flooring, fitted wardrobes, and a dressing table, spotlights to the ceiling, a double-glazed frosted window to the front and a connecting door to the en-suite.

### En-Suite

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

### Landing

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

### Bedroom Two

11' 4" x 16' 3" ( 3.45m x 4.95m )

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

### Bedroom Three

15' 5" x 13' 11" ( 4.70m x 4.24m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed eyebrow window to the front and a small double glazed window to the side.

### Bathroom

A family bathroom comprising a wash-hand basin, low-level w/c, bath, bidet and shower cubicle finished with tiled flooring, spotlights to the ceiling and a frosted double-glazed window to the rear.

### Bedroom Four

15' 4" x 8' 6" ( 4.67m x 2.59m )

Is accessed via separate stairs off the internal hallway. This is a double bedroom currently used as a music room, finished with wood laminate flooring, a radiator, skylight window to the rear and a double-glazed window to the side.

### External

At the front of the property there is a fence and an electrically operated gate which opens onto a block paved driveway, leading to a substantial graveled area providing parking for multiple vehicles, there is also an EV charging point. The lawn to the side of the property houses a package sewage treatment plant.

The property has no immediate neighbours and is situated in a green wedge area. The stunning large rear garden, fully laid-to-lawn, contains a natural pond which attracts wildlife including ducks and dragonflies and is surrounded by mature shrubbery and trees.



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## Station Road, Mickleover DERBY

- FOUR BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE, DINING ROOM AND KITCHEN
- TWO BATHROOMS IN ADDITION TO A MASTER EN-SUITE
- ELECTRIC GATE AND FENCING ENCLOSING THE PROPERTY
- DRIVEWAY PROVIDING SECURE OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£695,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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