









# welcome to

# **Rosehip Road, Mickleover Derby**

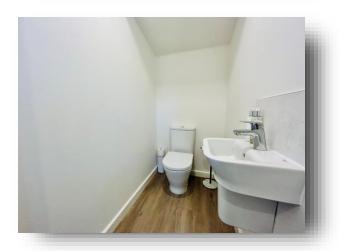
Don't miss your chance to make this beautifully presented, three-bedroom, semi-detached property on the popular Bramble Gate development in Mickleover your next home. Spacious and modern, it offers a lounge, kitchen diner, utility, cloakroom, bathroom, master ensuite, rear garden, and a driveway.













#### **Entrance Hall**

Upon entering the property, the entrance hall allows access to the lounge and the stairs to the first floor. Finished with wood laminate flooring and a radiator.

## Lounge

12' 4" x 14' 2" ( 3.76m x 4.32m )

Spacious lounge with an under-stair storage cupboard and a doorway through to the kitchen diner. Finished with wood laminate flooring, a double glazed window to the front, and a radiator.

#### **Kitchen Diner**

12' 11" x 11' 11" ( 3.94m x 3.63m )

Modern fitted kitchen diner comprising of a range of base, wall, and drawer units, an integrated oven, fridge freezer, dishwasher, four-ring gas hob, overhead extractor hood, and a composite sink with a stainless-steel mixer tap. Finished with double glazed windows and french doors to the rear opening to the rear garden, wood laminate flooring, and a radiator. With a doorway opening to the utility and cloakroom.

## **Utility/Cloakroom**

Fitted with base and wall units and shelving, with space and plumbing for a washing machine and worktops for extra space. Finished with wood laminate flooring. A door opens to the cloakroom which comprises of a low-level w/c and a wash-hand basin, and is finished with wood laminate flooring and complementary splashback tiling.

## Landing

First floor landing allowing access to all three bedrooms and the loft space via the loft hatch. Finished with carpeted flooring.

### **Bedroom One**

11' 3" x 9' 5" ( 3.43m x 2.87m )

Master bedroom finished with wood panelling, carpeted flooring, a double glazed window to the rear, and a radiator. With a door opening to the ensuite.

#### **Ensuite**

Three-piece suite comprising of a walk-in double shower with a rainfall shower head, a low-level w/c, and a wash-hand basin. Finished with wood laminate flooring, complementary tiling in the shower and splashback tiling, an electric shaver outlet, an extractor fan, and a frosted double glazed window to the rear.

#### **Bedroom Two**

11' 6" x 8' 11" ( 3.51m x 2.72m )

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

#### **Bedroom Three**

11' 7" x 6' 6" ( 3.53m x 1.98m )

Bedroom finished with carpeted flooring, a double glazed window to the front, and a radiator.

#### **Bathroom**

Three-piece suite comprising of a bath, low-level w/c, and a wash-hand basin with a vanity unit underneath. Finished with complementary splashback tiling, wood laminate flooring, a vertical ladder-style radiator/towel rail, an electric shaver outlet, an extractor fan, and a frosted double glazed window to the side.

#### External

The front of the property is beautifully framed by the laid-to-lawn front garden which has shrubbery in a wood-chip flowerbed to the front border, a patio-paved pathway leading to the front door, and a driveway running alongside which provides off-road parking for multiple vehicles.

The rear garden, accessible from the driveway through a wooden gate in the fence and the kitchen diner, is mainly laid-to-lawn with patio paving, and is fully enclosed with wooden fencing to the perimeter.





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# Rosehip Road, Mickleover Derby

- IMACCULATE THREE-BEDROOM SEMI-DETACHED **HOUSE**
- PRESENTED TO A SHOW-HOME STANDARD
- KITCHEN DINER WITH UTILITY
- BATHROOM, CLOAKROOM, AND MASTER ENSUITE
- DRIVEWAY AND REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £280,000









postcode not the actual property

# view this property online bagshawsresidential.co.uk/Property/MVR109154



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