



**Oregano Close, Mickleover Derby DE3 0GF**

welcome to

## Oregano Close, Mickleover Derby

Situated in the sought-after Derbyshire suburb of Mickleover, this three-bedroom semi-detached home comprises of an entrance hallway, downstairs cloakroom, lounge, kitchen, three bedrooms, an en-suite, a family bathroom, driveway and rear garden. Call us now to view!



## **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the downstairs cloakroom, lounge, kitchen diner and first floor landing. Finished with wood laminate flooring and a radiator.

## **Lounge**

15' 5" x 10' 8" ( 4.70m x 3.25m )

Beautifully presented lounge finished with wood laminate flooring, a radiator, two double-glazed windows to the side and one to the front.

## **Kitchen Diner**

15' 5" x 10' 2" ( 4.70m x 3.10m )

Modern fitted kitchen diner comprising of base, wall and drawer units with an integrated four ring hob, overhead extractor hood, oven and stainless steel sink, with space and plumbing for additional appliances. Finished with tiled flooring, a radiator, a double-glazed window to the front and side and patio doors leading out to the rear garden.

## **Landing**

First floor landing providing access to three bedrooms and a family bathroom. Finished with carpeted flooring.

## **Bedroom One**

11' 2" x 9' 10" ( 3.40m x 3.00m )

Double bedroom finished with carpeted flooring, a radiator, double-glazed window to the side and a connecting door to the en-suite.

## **En-Suite**

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

## **Bedroom Two**

10' 5" x 9' 2" ( 3.17m x 2.79m )

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

## **Bedroom Three**

10' 6" x 5' 11" ( 3.20m x 1.80m )

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

## **Bathroom**

Three-piece suite comprising of a wash-hand basin, low-level w/c and a bath with an overhead shower.

Finished with tiled flooring, part-tiled walls, a radiator and a frosted double-glazed window to the front.

## **External**

Externally, to the front a driveway providing off-road parking for multiple vehicles. To the rear, laid with astro turf and a patio slabbed area, perfect for seating and wooden fencing allowing plenty of privacy.



**view this property online** [bagshawsresidential.co.uk/Property/MVR109197](http://bagshawsresidential.co.uk/Property/MVR109197)



welcome to

## Oregano Close, Mickleover Derby

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE
- SOUGHT-AFTER CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE AND KITCHEN DINER
- FAMILY BATHROOM, MASTER EN-SUITE AND DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£265,000**



view this property online [bagshawsresidential.co.uk/Property/MVR109197](http://bagshawsresidential.co.uk/Property/MVR109197)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
MVR109197 - 0002



Please note the marker reflects the postcode not the actual property

 bagshaws residential



**01332 518844**



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**bagshawsresidential.co.uk**