



Hartington Way, Mickleover Derby DE3 9BG

welcome to

Hartington Way, Mickleover Derby

Situated on a substantial corner plot on a quiet residential road in the sought-after suburb of Mickleover, this semi-detached bungalow boasts two double bedrooms, a kitchen diner, a lounge, a shower room, a front and rear garden, a large driveway and a detached garage.

Entrance Hall

Upon entering the property through the entrance door to the side, the entrance hall allows access through the property to the kitchen diner, lounge, shower room, both bedrooms, and the lost hatch.. Finished with tile flooring in front of the door and carpeted flooring, hand rails for increased accessibility, and a radiator.

Lounge

17' 10" x 11' 3" (5.44m x 3.43m)

The spacious lounge has been well maintained, and is finished with a feature gas fire and surround, wall lights, carpeted flooring, a radiator, and french doors to the rear which open to the rear garden.

Kitchen Diner

16' 4" x 8' 10" (4.98m x 2.69m)

The modern, fitted kitchen diner comprises of a range of base, wall, and drawer units, an integrated oven, four-ring gas hob, and an overhead extractor hood, a stainless steel sink and drainer with a mixer tap, space and plumbing for further appliances, and room for a small dining table. Finished with complementary splashback tiling, spotlights to the ceiling, carpet tiles to the floor, a frosted double-glazed window to the side, and an external door to the side for access to the gardens and the driveway.

Bedroom One

17' 3" x 11' 3" (5.26m x 3.43m)

The main bedroom is a spacious double bedroom which is finished with fitted wardrobes, carpeted flooring, a radiator, and a feature, walk-in, double-glazed bay window to the front, overlooking the front garden.

Bedroom Two

9' 11" x 8' 10" (3.02m x 2.69m)

Another double bedroom which is finished with carpeted flooring, a radiator, and a double-glazed window to the front, overlooking the front garden.

Shower Room

8' 5" x 5' 7" (2.57m x 1.70m)

Fitted three-piece suite comprising of a walk-in double shower with a fold-up seat, a low-level w/c, and a wash-hand basin sat in a vanity storage unit. It is finished with complementary tiling to the walls, tiled flooring, a vertical ladder-style radiator/towel rail, and a frosted double-glazed window to the side.





External

The brick-paved driveway is to the side of the property, accessed from a dropped curb from the road, and allows for off-road parking for multiple vehicles. On the driveway stands the single, detached garage with an up-and-over door. The garden to the rear is brick-paved with raised beds to the border, housing mature shrubbery and foliage, and has wooden fencing to the border for added privacy. To the front, the garden is beautifully mature, mainly laid-to-lawn, and nurtures a variety of shrubbery and greenery. It is bordered with a high hedgerow which creates privacy from the street for the property and sets it back from the road.



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- SEMI-DETACHED BUNGALOW ON A SPACIOUS CORNER PLOT
- QUIET RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT ROUTES
- TWO DOUBLE BEDROOMS
- LOUNGE, KITCHEN DINER, AND SHOWER ROOM
- LARGE DRIVEWAY AND SINGLE DETACHED GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£270,000



Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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