



Rosehip Road, Mickleover Derby DE3 9PB

welcome to

Rosehip Road, Mickleover Derby

A beautifully presented, spacious, three-bedroom semi-detached townhouse with a modern kitchen/diner, spacious lounge, off-road parking and a landscaped rear garden, situated on a quiet cul-de-sac on the popular Bramble Gate development by Bloor Homes in Mickleover.



Entrance Hall

Welcoming hallway with access to the lounge and stairs rising to the first floor.

Lounge

A well-presented reception room with neutral décor, modern flooring, an under-stair cupboard for storage, and a pleasant front aspect, ideal for everyday living.

Kitchen Diner

Stylish open-plan space fitted with a range of contemporary wall and base units, integrated double oven, gas hob, extractor, and dishwasher, with space and plumbing for further appliances and ample room for a dining table, with French doors opening onto the rear garden. Benefits from a utility area with a ground floor WC.

First Floor Landing

Provides access to bedrooms two and three and the family bathroom.

Bedroom Two

A generous double bedroom with front aspect and space for wardrobes.

Bedroom Three

A well-proportioned room suitable as a child's bedroom, guest room or home office.

Family Bathroom

Modern three-piece suite including panelled bath with shower over, wash basin and WC, finished with contemporary tiling.

Second Floor – Main Bedroom

Spacious double bedroom with fitted wardrobes with mirrored doors, and a pleasant outlook from the window to the front. Benefits from an en-suite shower room.

En-Suite

Modern en-suite fitted with a shower enclosure, wash basin and WC, and a skylight to the rear.

Outside

Driveway to the side of the property allows off-road parking for multiple vehicles.

To the rear, the garden is enclosed and well-maintained garden featuring a paved patio seating area, lawn and raised beds, ideal for outdoor dining and family use.

Local Area

Mickleover is one of Derby's most desirable suburbs, offering an excellent balance of residential living and convenience.

The area benefits from a wide range of local amenities including supermarkets, cafés, independent shops, healthcare facilities and leisure options.

Well-regarded schools are within easy reach, making the area particularly popular with families.

Mickleover also provides excellent public transport and road links, with convenient access to Derby city centre, the A38, A50 and M1, ideal for commuters.



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welcome to

Rosehip Road, Mickleover Derby

- SPACIOUS, THREE-BEDROOM, SEMI-DETACHED TOWNHOUSE
- OFFERING GENEROUS ACCOMODATION SET OVER THREE STOREYS
- QUIET CUL-DE-SAC LOCATION ON MICKLEOVER'S SOUGHT-AFTER BRAMBLE GATE DEVELOPMENT, CLOSE TO AMENITIES AND TRANSPORT LINKS
- MODERN KITCHEN DINER WITH UTILITY AREA AND GROUND FLOOR WC AND A SEPARATE LOUNGE
- TWO BEDROOMS AND FAMILY BATHROOM TO FIRST FLOOR

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109524 - 0002

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