



Cumbria Walk, Mickleover Derby DE3 0TL

welcome to

Cumbria Walk, Mickleover Derby

A well-presented two-bedroom mid-terrace home WITH A GARAGE occupying a pleasant position overlooking communal green space, offering a spacious lounge, modern fitted kitchen, private landscaped rear garden with covered seating area. Ideal for first-time buyers, young families or investors alike.



Entrance Porch

Providing a sheltered entrance with space for coats and shoes, leading directly into the main living accommodation.

Lounge

18' 10" x 11' 11" (5.74m x 3.63m)

A generously sized reception room enjoying good natural light from the front bow window, with ample space for both seating and dining arrangements and access to the staircase to the first floor.

Kitchen

11' 11" x 8' 7" (3.63m x 2.62m)

A stylish and practical fitted kitchen offering a range of matching units, wood work surfaces, tiled flooring and splashbacks, integrated cooking appliances and space for white goods. Rear door opens directly onto the garden.

Bedroom One

12' x 10' 8" (3.66m x 3.25m)

A generous double bedroom positioned to the front of the property with space for wardrobes and bedroom furniture.

Bedroom Two

12' x 8' 8" (3.66m x 2.64m)

Another well-proportioned double bedroom overlooking the rear aspect, with built-in wardrobe space. Ideal as a guest room, child's bedroom or home office.

Bathroom

7' 10" x 4' 8" (2.39m x 1.42m)

Fitted with a modern white suite comprising panelled bath with shower over, wash hand basin and WC, complemented by tiled walls and recessed lighting.

Outside

The front of the property is situated off a quiet residential walkway, occupying a pleasant position overlooking communal green space. To the rear, the garden is neatly enclosed and designed with ease of maintenance in mind. A paved patio leads to a timber pergola seating area providing shelter and privacy, with fenced boundaries and gated rear access. The property also benefits from a garage in a nearby block, set within a communal parking area.

Local Area

Mickleover is a highly regarded Derby suburb, popular with families and professionals thanks to its excellent range of local amenities, reputable schools, supermarkets, cafés and leisure facilities. The area is well served by public transport and offers convenient access to Derby city centre, Royal Derby Hospital, and major road links including the A38 and A50, making it ideal for commuters.

Plentiful green spaces and parkland are situated nearby, contributing to Mickleover's strong community atmosphere and appeal as a long-term residential location.



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welcome to

Cumbria Walk, Mickleover Derby

- MID-TERRACE HOME IN MICKLEOVER BOASTING TWO DOUBLE BEDROOMS
- QUIET LOCATION WITH PEDESTRIAN ACCESS, CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- SPACIOUS LOUNGE WITH A MODERN FITTED KITCHEN
- ENCLOSED, LOW-MAINTENANCE REAR GARDEN WITH A COVERED SEATING AREA
- GARAGE EN-BLOCK, ACCESSED VIA A WALKWAY FROM THE GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109590 - 0002

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