



**Western Road, Mickleover Derby DE3 9GS**

**welcome to**

## **Western Road, Mickleover Derby**

Situated in the sought-after Derbyshire suburb of Mickleover, a stunning home comprising of an entrance hallway, downstairs w/c, lounge, kitchen diner, utility, three bedrooms, master en-suite, family bathroom, driveway and private rear garden. Call us now to view!



## **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the lounge and first floor landing.

## **Lounge**

13' 8" x 9' 1" ( 4.17m x 2.77m )

Immaculately presented lounge, finished with new wood laminate flooring, a radiator, double-glazed window to the front and a connecting door leading to the kitchen diner.

## **Kitchen Diner**

15' x 10' 6" ( 4.57m x 3.20m )

Modern fitted kitchen comprising of base, wall and drawer units, with an integrated four ring gas hob, overhead extractor hood, oven, dishwasher, fridge freezer and stainless steel sink.

Finished with porcelain tiled flooring, splashback tiling, spotlights to the ceiling, a radiator, a double-glazed window to the rear, a connecting door to the utility and downstairs w/c and french doors opening out to the rear garden.

A great space for family dining, warm and inviting.

## **Landing**

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

## **Bedroom One**

11' 8" x 11' 4" ( 3.56m x 3.45m )

Double bedroom finished with carpeted flooring, fitted wardrobes, spotlights to the ceiling, a cupboard, radiator, a double-glazed window to the rear and a connecting door to the master en-suite.

## **En-Suite**

Three-piece suite comprising off a wash-hand basin, low-level w/c and a double-shower. Finished with vinyl flooring, part-tiled walls, towel rail, extractor fan and frosted double-glazed window to the side.

## **Bedroom Two**

10' 5" x 8' ( 3.17m x 2.44m )

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

## **Bedroom Three**

11' 8" x 11' 4" ( 3.56m x 3.45m )

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

## **Bathroom**

Stunning four-piece suite comprising of a wash-hand basin, low-level w/c, freestanding bath and a shower. Finished with vinyl flooring, part-tiled walls, an extractor fan and a frosted double-glazed window to the side.

## **External**

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



***view this property online*** [bagshawsresidential.co.uk/Property/MVR109310](http://bagshawsresidential.co.uk/Property/MVR109310)



welcome to

## Western Road, Mickleover Derby

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOUSE
- STUNNING SPACIOUS LOUNGE
- MODERN FITTED KITCHEN DINER & UTILITY
- DOWNSTAIRS W/C, MASTER EN-SUITE & FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £290,000



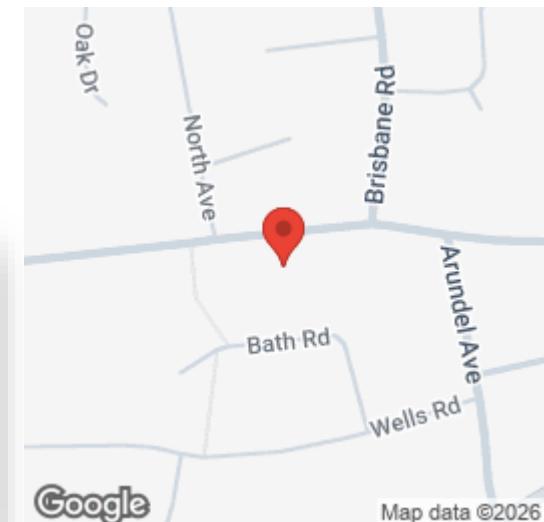
view this property online [bagshawsresidential.co.uk/Property/MVR109310](http://bagshawsresidential.co.uk/Property/MVR109310)

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:  
MVR109310 - 0002

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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**