



**Moorgate, Mackworth Derby DE22 4HH**

**welcome to**

**Moorgate, Mackworth Derby**

Situated in the Derbyshire suburb of Mackworth, comprising of an entrance hallway, lounge, kitchen diner, shower room/utility, three bedrooms, a family bathroom, a loft room, driveway, side and rear gardens, with a garden room. Call us now to view!



### **Entrance Hallway**

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

### **Lounge**

14' 8" x 10' 7" ( 4.47m x 3.23m )

Recently plastered and decorated, the cosy lounge features a fireplace, and is finished with wood laminate flooring, a radiator, double-glazed bay window and a connecting door to the kitchen diner.

### **Kitchen Diner**

21' 1" x 10' 2" ( 6.43m x 3.10m )

Spacious fitted kitchen diner comprising of base, wall and drawer units, with an integrated stainless steel sink, with space and plumbing for additional appliances. Finished with wood laminate flooring, splashback tiling, a radiator, a double-glazed window to the side, recently plastered and decorated walls and ceiling, a connecting door leading out to the side of the property and an archway which flows directly into the dining area.

### **Dining Room**

18' 7" x 10' 8" ( 5.66m x 3.25m )

Accessed through the kitchen diner, a great space for family dining. Finished with wood laminate flooring, a radiator, recently plastered and decorated walls and ceiling, french doors leading out to the rear garden, and a connecting door to the shower room.

### **Shower Room/Utility**

Immaculately presented three-piece suite comprising of a wash-hand basin, low-level w/c and a walk-in double shower with a rainfall shower head, as well as space and plumbing for a washing machine and tumble dryer set in fitted cabinets with a worktop space. Finished with wood laminate flooring, a ceiling hatch to loft storage space, plastic cladding and spotlights to the ceiling, a radiator, a skylight above the shower, and frosted double-glazed window to the side.

### **Landing**

First floor landing providing access to three bedrooms, the family bathroom and stairs to the second floor landing. Finished with carpeted flooring, a radiator and double-glazed window to the side.

### **Bedroom One**

14' 10" x 8' 7" ( 4.52m x 2.62m )

Double bedroom finished with carpeted flooring, fitted wardrobes, plastic cladding to the ceiling, a radiator and double-glazed to the rear.

### **Bedroom Two**

11' 5" x 7' 9" ( 3.48m x 2.36m )

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

### **Bedroom Three**

9' 9" x 7' 9" ( 2.97m x 2.36m )

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

### **Bathroom**

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath. Finished with tiled flooring, tiled walls, wood panelling to the ceiling, and frosted double-glazed windows to the side and rear.

### **Loft Room**

14' 11" x 9' 11" ( 4.55m x 3.02m )

Accessed via stairs from the first floor landing, the fully insulated, plastered, and decorated loft room is finished with carpeted flooring, a radiator and skylight window.

### **External**

Externally, to the front, a pebbled driveway providing off-road parking for multiple vehicles alongside a patio paved pathway leading up to the front door. To the side and rear, the gardens are beautifully presented, laid with astro turf, block paving, a composite and wood decking area and pebbling, with a garden room and a shed. Relaxing spaces which can be enjoyed especially those summer months.



**view this property online** [bagshawsresidential.co.uk/Property/MVR109407](http://bagshawsresidential.co.uk/Property/MVR109407)



welcome to

## Moorgate, Mackworth Derby

- SKILLFULLY EXTENDED THREE-BEDROOM SEMI-DETACHED HOUSE
- COSY LOUNGE, SPACIOUS KITCHEN DINER & DINING ROOM
- SHOWER ROOM/UTILITY AND FAMILY BATHROOM
- WELL-PRESENTED AND RECENTLY DECORATED THROUGHOUT
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR109407](https://bagshawsresidential.co.uk/Property/MVR109407)



Property Ref:  
MVR109407 - 0005

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.

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.



bagshaws residential



**01332 518844**



Mickleover@bagshawsresidential.co.uk



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



**bagshawsresidential.co.uk**