



Foragers Way, Mickleover Derby DE3 9NY

welcome to

Foragers Way, Mickleover Derby

Spacious, well-presented, and tastefully decorated throughout, this semi-detached house on the ever-popular Bramble Gate development in Mickleover boasts a lounge, kitchen diner, cloakroom, three well-proportioned bedrooms, a master ensuite, bathroom, a driveway, and a landscaped garden.



Entrance Hall

Upon entry through the front door, the entrance hall gives access to the lounge, kitchen diner, cloakroom, and stairs to the first floor. Finished with an under-stair storage cupboard, wood laminate flooring, and a radiator.

Lounge

15' 6" x 10' 11" (4.72m x 3.33m)

The spacious lounge is a great space for winding down and relaxing, and is finished with dual-aspect double-glazed windows to the front and side, carpeted flooring, and a radiator.

Kitchen Diner

15' 6" x 8' 11" (4.72m x 2.72m)

This modern, fitted kitchen diner comprises of a range of wall, base, and drawer units, some integrated appliances such as the oven, four-ring gas hob, overhead extractor hood, and fridge freezer, as well as a freestanding washing machine and tumble dryer. It is finished with dual-aspect double-glazed windows to the front and side, wood laminate flooring, spotlights to the ceiling, a radiator, and french doors to the side opening to the garden.

Cloakroom

Cloakroom to the ground floor, comprising of a low-level w/c and a wash-hand basin.

Landing

The first floor landing allows access to all three bedrooms and the bathroom, and is finished with a storage cupboard over the stair-bulk, and carpeted flooring.

Bedroom One

11' 3" x 9' (3.43m x 2.74m)

The main bedroom is a comfortable double bedroom, and is finished with carpeted flooring, a radiator, a double-glazed window to the side which overlooks the garden, and an ensuite.

Ensuite

Ensuite to the master, comprising of a low-level w/c,

wash hand basin, and a double shower. It is finished with laminate flooring, full-height tiling to the shower wall, complementary splashback tiling, spotlights to the ceiling, a radiator, and a frosted double-glazed window to the front.

Bedroom Two

10' 10" x 8' 9" (3.30m x 2.67m)

Another double bedroom, finished with dual-aspect double-glazing to the front and side, carpeted flooring, and a radiator.

Bedroom Three

10' 8" x 7' 1" (3.25m x 2.16m)

A comfortable single bedroom which is finished with carpeted flooring, a radiator, and a double-glazed window to the side.

Bathroom

The main bathroom contains a three-piece suite comprising of a bath with a shower head attachment, a low-level w/c, and a wash hand basin, and is finished with a tiled wall, spotlights to the ceiling, complementary splashback tiling, laminate flooring, a vertical ladder-style radiator/towel rail, an extractor fan, and a frosted double-glazed window to the front.

External

Outside, the garden is located to the side of the property and is private, enclosed with wooden fencing and a red brick wall, and easily maintainable having been professionally landscaped to comprise of patio paving and artificial turf. There is a patio-paved pathway running the length of the garden, which leads to a wooden gate for access to the property from the driveway. The tarmacadam driveway provides off-road parking spaces for two cars.



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Foragers Way, Mickleover Derby

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- CORNER PLOT ON THE POPULAR BRAMBLE GATE DEVELOPMENT BY BLOOR HOMES
- LOUNGE AND KITCHEN DINER
- BATHROOM, MASTER ENSUITE, AND DOWNSTAIRS CLOAKROOM
- PRIVATE AND ENCLOSED GARDEN, AND DRIVEWAY FOR TWO CARS

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of



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