

# 3 Bed Bungalow - Detached

Price £300,000

 Hope Avenue, Mickleover, Derby, DE3 0FZ



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Occupying a generous corner plot and set behind attractive beech hedging, this spacious three-bedroom detached bungalow enjoys a sought-after position within a popular cul-de-sac, just a short distance from Mickleover village and its excellent range of local amenities.

The property offers well-proportioned accommodation throughout, with versatile living spaces and an abundance of natural light, making it ideal for a variety of buyers. The purchase of the property presents an exciting opportunity for further improvement, modernisation, or extension (subject to the necessary planning permissions), allowing purchasers to create a truly bespoke home.

Externally, the corner plot provides ample scope for landscaping or development, with private gardens enhancing the sense of seclusion and kerb appeal, together with six car parking and caravan / motorhome space as well as a double tandem detached brick garage measuring 8.16 x 2.69 metres.

Early viewing is highly recommended to fully appreciate the potential and desirable location this property has to offer. **SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.**

The property is sold freehold. Council tax band C. Energy rating.

## Reception Hall

Having UPVC opaque double glazed entrance door and radiator.

## Sitting Room 15'9" x 10'11" (4.82 x 3.33)



Having a tiled fire place with living flame fire, coving to ceiling, radiator and UPVC double glazed sliding patio doors giving view and access over the private sizeable rear garden. An open arch leads to the:-



## Dining Room 10'3" x 10'2" (3.14 x 3.11)



Having a radiator and UPVC double glazed window. A door leads to the:-

## Bedroom Three / Home Office 10'4" x 10'1" (3.15 x 3.09)



Having built in wardrobes, radiator and UPVC double glazed window to front aspect.



## Kitchen 10'11" x 10'6" (3.33 x 3.22)



Having a range of wall and base cupboards with inset four burner gas hob together with an electric fan assisted double oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine and dish washer, UPVC double glazed window and timber and opaque glazed door to:-

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## Side Hallway

Having tiled floor, large walk in store/utility and UPVC opaque double glazed door to side aspect.

## Bedroom One 11'3" x 10'11" (3.43 x 3.33)



Having built in wardrobes, radiator and UPVC double glazed window.

## Bedroom Two 11'10" x 10'11" (3.62 x 3.33)



Having radiator and UPVC double glazed window.

## Separate Wc



Having modern low flush wc with tiled walls, radiator and UPVC opaque double glazed window.

## Bathroom



Having modern two piece suite comprising wash hand basin with vanity unit and panelled bath with shower over, tiled walls, radiator, UPVC double glazed window and access to roof space (having pull down loft ladder, the loft being full boarded and housing the wall mounted combination gas boiler, together with power and light).

## Outside



The property occupies a cul-de-sac position at this highly sought after residential address, close to Mickleover

village centre. One of the main features of the bungalow is the large corner plot, enclosed by a screen of a well trimmed beech hedging, together with a sweeping block paved driveway, giving car standing space for approximately six cars, together with caravan standing space. The driveway in turn leads to the double tandem brick garage, measuring internally 8.16 x 2.69m, having up and over door, side personal door and supplied with power and light. The established gardens offer a sweeping front lawn leading to the side and rear, with the rear garden laid to a shaped lawn, enclosed by close panelled fencing, together with a screen of established hedging, sizeable patio area and pathway, established trees and having garden lighting



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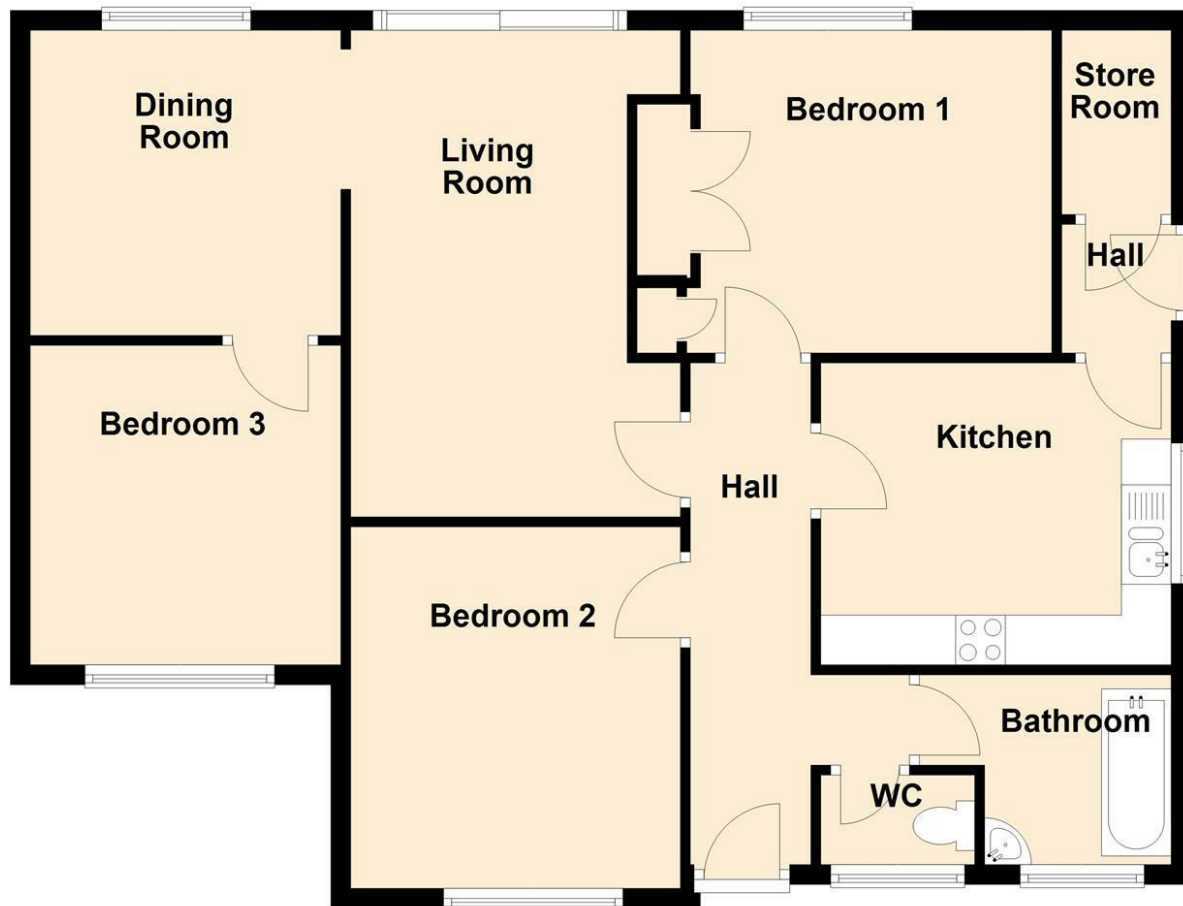
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## Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

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