

## 3 Bed House - Semi-Detached

Price £277,000

 Burbage Drive, Mickleover, Derby, DE3 0GS



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Occupying a delightful position in this sought after location is this modern high specification semi detached home of some 92 square metres requiring a full inspection to be appreciated. Gas central heating and UPVC double glazing. In brief; reception hall, superior well equipped dining kitchen, guest's cloakroom / Wc, light and spacious sitting room. On the first floor a landing leads to three bedrooms (main bedroom with shower room en-suite) and main bathroom. Outside is a two car forecourt and lawned rear garden. The property is sold freehold. Council tax band C. Energy rating B. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN. THE FURNITURE IS ALSO AVAILABLE TO PURCHASE.

## Reception Hall



The property is accessed via UPVC door leading into the hallway where there is stairs to the first floor and doors to the downstairs W.C and sitting room



## Dining Kitchen 12'5" x 13'6" (3.81m x 4.14m )



Newly fitted quality kitchen with a range of matching wall and base units with work surfaces over and matching upstands, integrated appliances including electric oven with gas hob and extractor over, inset stainless steel sink and drainer with mixer tap over, a washing machine and a radiator.

## Inner Hallway

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## Guest's Cloakroom / Wc



Having low level W.C and wash hand basin.

## Sitting Room 16'0" x 10'7" (4.88m x 3.25m )



Modern stylish space to the rear with French doors to the rear garden.

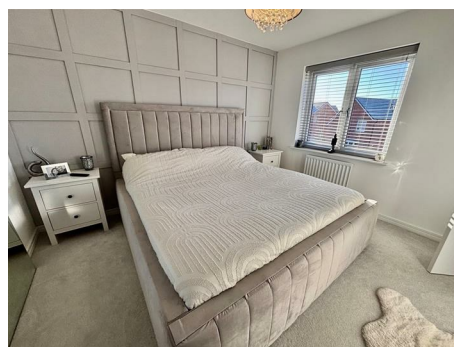


## First Floor

### Landing



## Principal Bedroom 10'7" x 11'6" (3.23m x 3.53m )



Having double glazed window to the rear elevation.



## Shower Room En-Suite



Having a three piece suite comprising; shower cubicle, pedestal wash hand basin and low level W.C

## Bedroom Two 11'1" x 9'1" (3.38m x 2.79m )



Having double glazed window to the front elevation.

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**Bedroom Three 6'7" x 8'5"**  
(2.03m x 2.57 )



Two car forecourt parking with lawned rear garden.



Having double glazed window to the front elevation, upgraded carpet flooring and a radiator

## Bathroom



Having a three piece suite comprising; bath with shower over, pedestal wash hand basin and low level W.C

## Outside

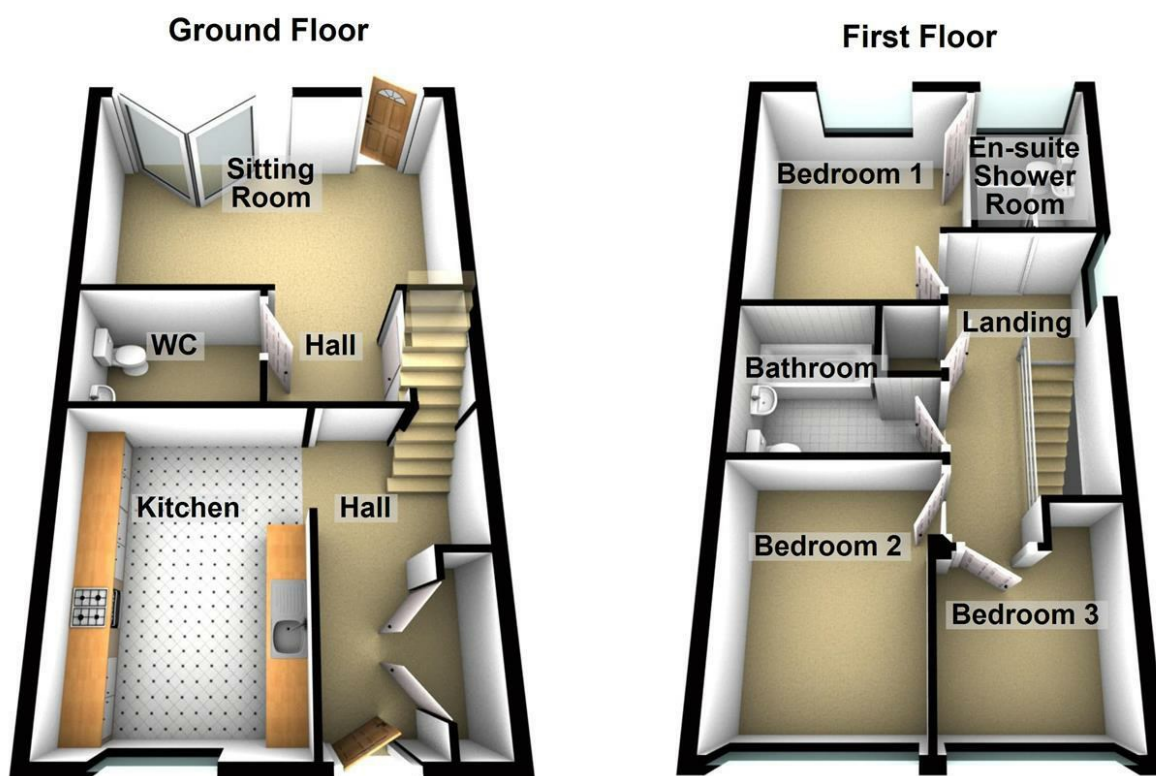
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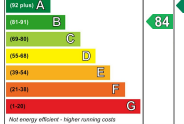
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Energy Efficiency Rating	
Current	Potential
 84	95
England & Wales	

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