



**East Avenue, Mickleover DERBY DE3 9HN**



**welcome to**

**East Avenue, Mickleover DERBY**

Situated in the sought-after Derbyshire suburb of Mickleover, this three-bedroom semi-detached loft conversion bungalow comprises of an entrance hallway, lounge, conservatory/dining room, three bedrooms, a family bathroom, established front and rear garden. Call us now to view!



### Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge, bedroom two, family bathroom and first floor landing. Finished with wood laminate flooring, a double-glazed window to the front and an under stair cupboard.

### Lounge

14' x 13' 4" ( 4.27m x 4.06m )

Beautifully presented lounge finished with wood laminate flooring, a radiator, a door to the kitchen and an archway leading out to the conservatory/dining room.

### Conservatory/Dining Room

17' 3" x 8' 9" ( 5.26m x 2.67m )

Accessed through the lounge, a bright open space, with plenty of natural light flooding the room. Finished with wood laminate flooring, a radiator double-glazed windows to the rear and sliding doors opening out to the rear garden.

### Kitchen

10' 11" x 6' ( 3.33m x 1.83m )

A lovely fitted kitchen comprising of base, wall and drawer units with an integrated oven, induction hob, overhead extractor hood and a stainless steel sink, with space and plumbing for additional appliances. Finished with tiled flooring, splashback tiling and a double-glazed window to the rear.

### Bedroom Two

12' x 10' ( 3.66m x 3.05m )

Currently used as an office space, allowing plenty of versatility to renovate to your desires. Finished with carpeted flooring, 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 with an overhead shower. Finished with vinyl flooring, spotlights to the ceiling and a frosted double-glazed window to the side.

### Landing

First floor landing providing access to two bedrooms and the loft space.

### Bedroom One

14' 11" x 8' 2" ( 4.55m x 2.49m )

Spacious double bedroom finished with carpeted flooring, a fitted wardrobe, cupboard, a radiator and double-glazed window to the rear.

### Bedroom Three

9' 11" x 8' 6" ( 3.02m x 2.59m )

Double bedroom finished with carpeted flooring, fitted cupboards, a radiator and a double-glazed window to the rear.

### External

Externally, to the front, a patio paved pathway leading up to the house, surrounded by pebbling and beautiful mature shrubbery, enclosed with wooden fencing and a gate, allowing plenty of privacy. To the rear, a beautiful, serene garden with a wooden decking area which is great for seating, alongside pebbling, a lawn area with trees, mature shrubbery and a shed. Usefully a garage which provides off-road parking.



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## East Avenue, Mickleover DERBY

- A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED BUNGALOW
- COSY LOUNGE AREA & CONSERVATORY/DINING ROOM
- A LOVELY FITTED KITCHEN
- MODERN FAMILY BATHROOM
- WELL-ESTABLISHED FRONT GARDEN

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£285,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR109395 - 0004

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