

4 Bed House - Detached

9 Girton Way
Mickleover
Derby
DE3 9DG

£1,600 Per Month

Fletcher
& Company

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- Available Immediately - Four Bedroom Detached Property In Mickleover • Driveway With Garage • Three Storey Property • Two Reception Rooms, Groundfloor WC, Utility Room • Kitchen With Appliances • Principle Bedroom With En-Suite • Four Double Bedrooms - Three Bathrooms • The Bedrooms With Inbuilt Storage • Close To Local Amenities • Close To Major Road Networks

An Exceptional Four Bedroom Detached Home Offering Three Floors Of Contemporary Living, Versatile Accommodation, A Garage And Private Parking.

Enjoying an attractive position within an established residential development, this impressive four bedroom detached property combines modern living, generous living space and a thoughtfully designed layout, perfectly suited to modern family life.

Extending across three floors, the property offers a superb balance of comfort, practicality and versatility, with beautifully presented accommodation throughout.

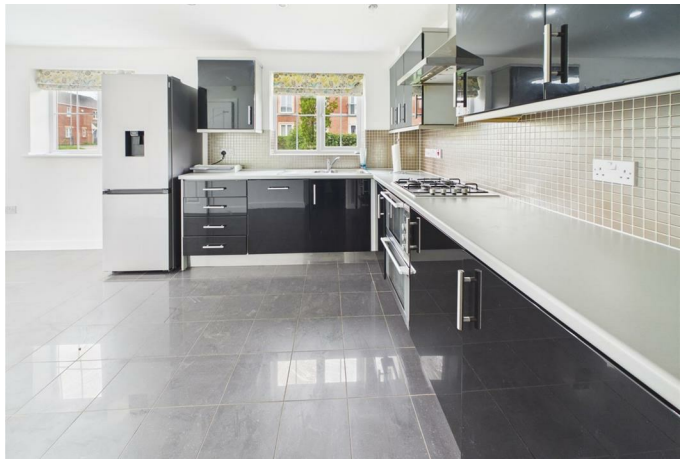
The ground floor features an inviting and spacious lounge, complete with French doors providing direct access to the rear garden and allowing an abundance of natural light into the room.

The contemporary fitted kitchen offers an excellent combination of style and functionality, incorporating high gloss cabinetry, integrated appliances and ample preparation space. A utility room provides additional convenience, whilst a ground floor cloakroom completes the accommodation at this level.

Across the upper two floors are four generously proportioned double bedrooms, providing considerable flexibility. The principal bedroom enjoys its own en suite facilities, complemented by a modern family bathroom.

Occupying the entire second floor are two further double bedrooms and an additional shower room. This impressive arrangement is particularly appealing for families with older children, those accommodating guests or anyone seeking dedicated space for home working.



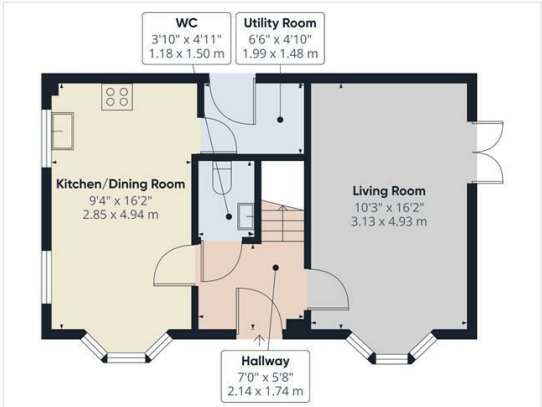




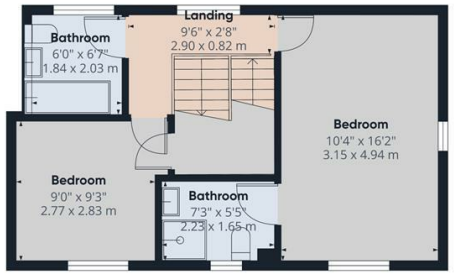




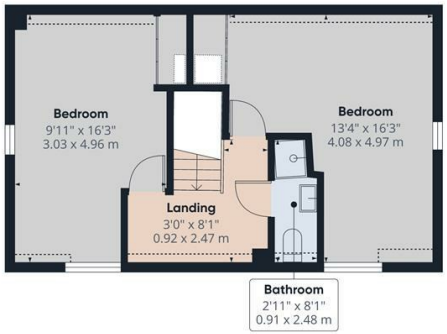




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area(1)

1393 ft²
129.3 m²

Reduced headroom

22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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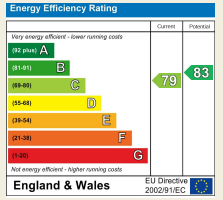
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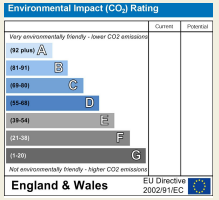
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