

Regents Drive, Mickleover, DE3 0AP
Offers Over £270,000





**** IMPRESSIVE & UPGRADED PROPERTY **** Modern semi detached home offering a hall, re-fitted guest cloakroom, lounge and a fitted kitchen diner with built in appliances and doors onto the rear garden. Three first floor bedrooms, bathroom and an ensuite shower room. Landscaped rear garden and a double width parking for 2 cars.

HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, vanity sink unlit with wash hand basin and storage under, brushed chrome ladder style radiator.

LOUNGE

Two upvc double glazed windows and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated dishwasher, washer dryer and fridge freezer. Upvc double glazed window and doors onto the garden. Under stairs storage cupboard and a modern radiator.

FIRST FLOOR LANDING

Storage cupboard, loft access, radiator.

BEDROOM 1

Upvc double glazed window, wardrobes, radiator, and door to -

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.



ABODE

BATHROOM

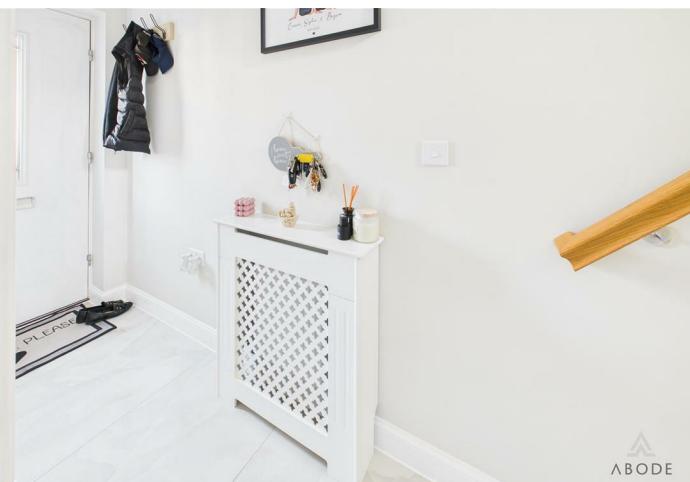
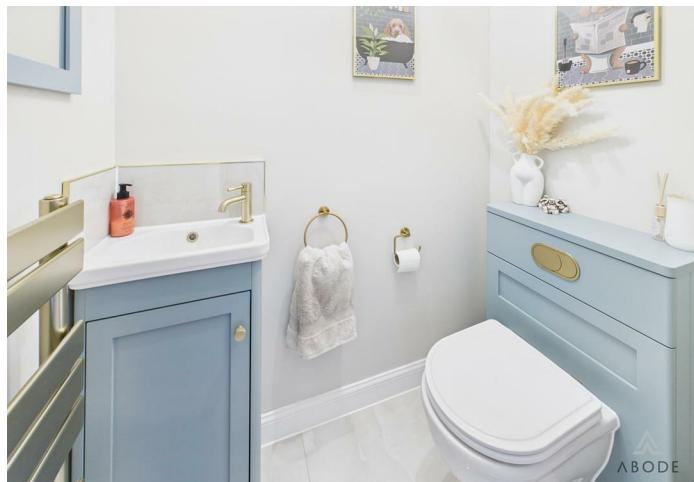
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

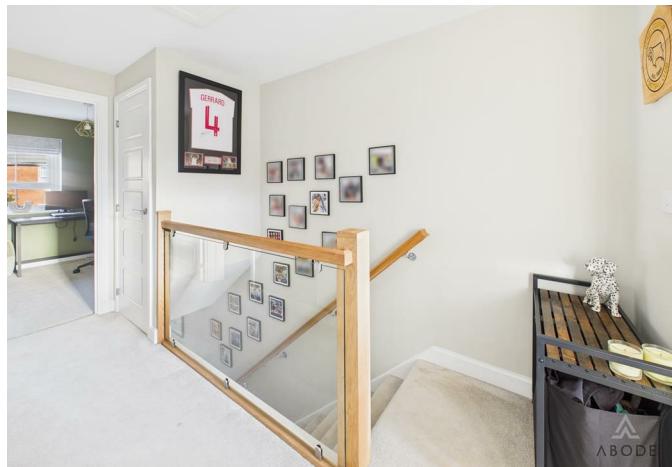
OUTSIDE

Composite decking, artificial lawn and a patio area.



ABODE











Hallway

1.02 x 2.73 m
3'4" x 8'11"

WC

0.94 x 1.57 m
3'0" x 5'1"

Lounge

3.58 x 4.90 m
11'9" x 16'0"

Kitchen/Diner

4.58 x 3.16 m
15'0" x 10'4"

Approximate total area⁽¹⁾

36.6 m²
394 ft²

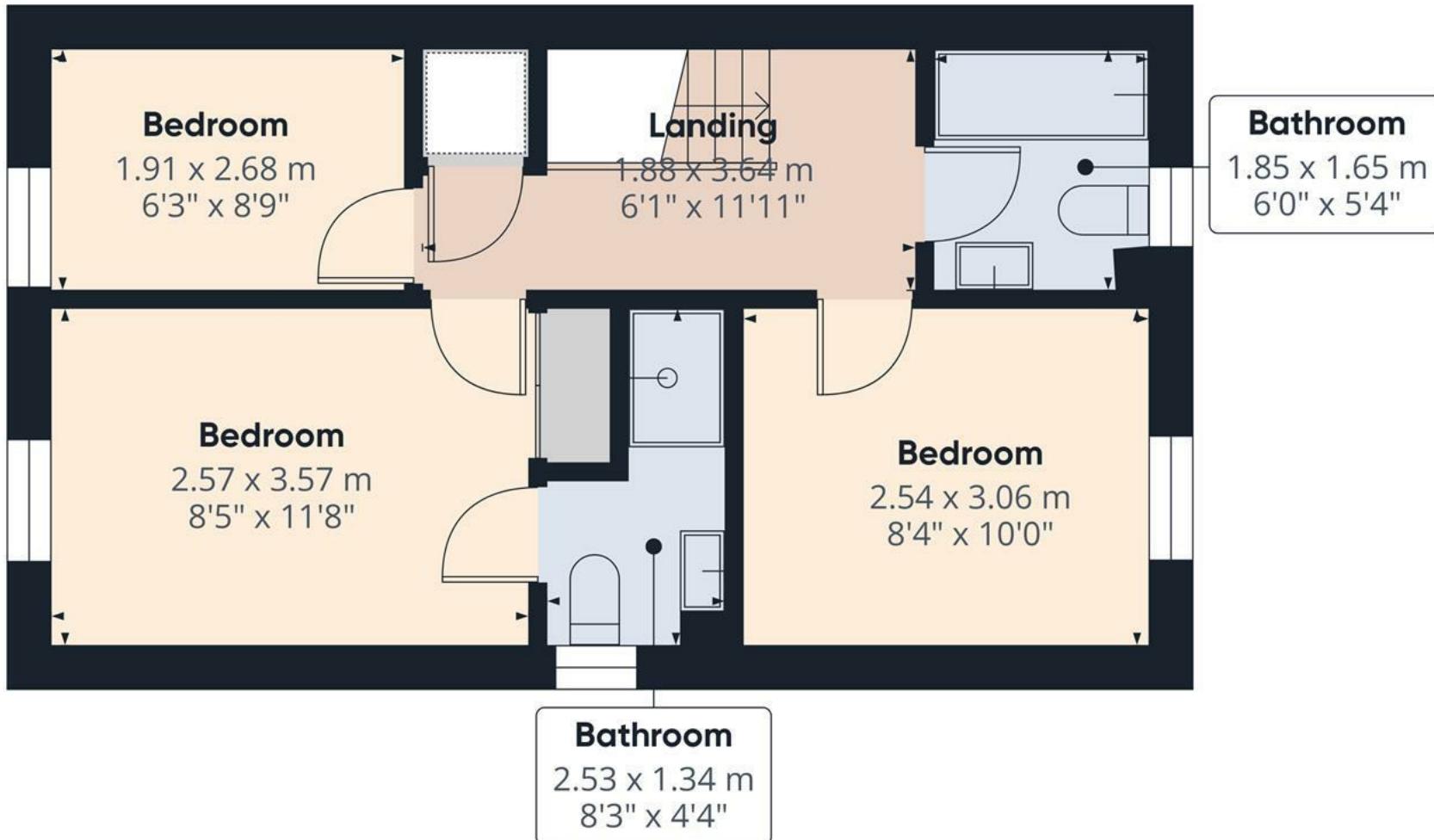
(1) Excluding balconies and terraces

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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Floor 0

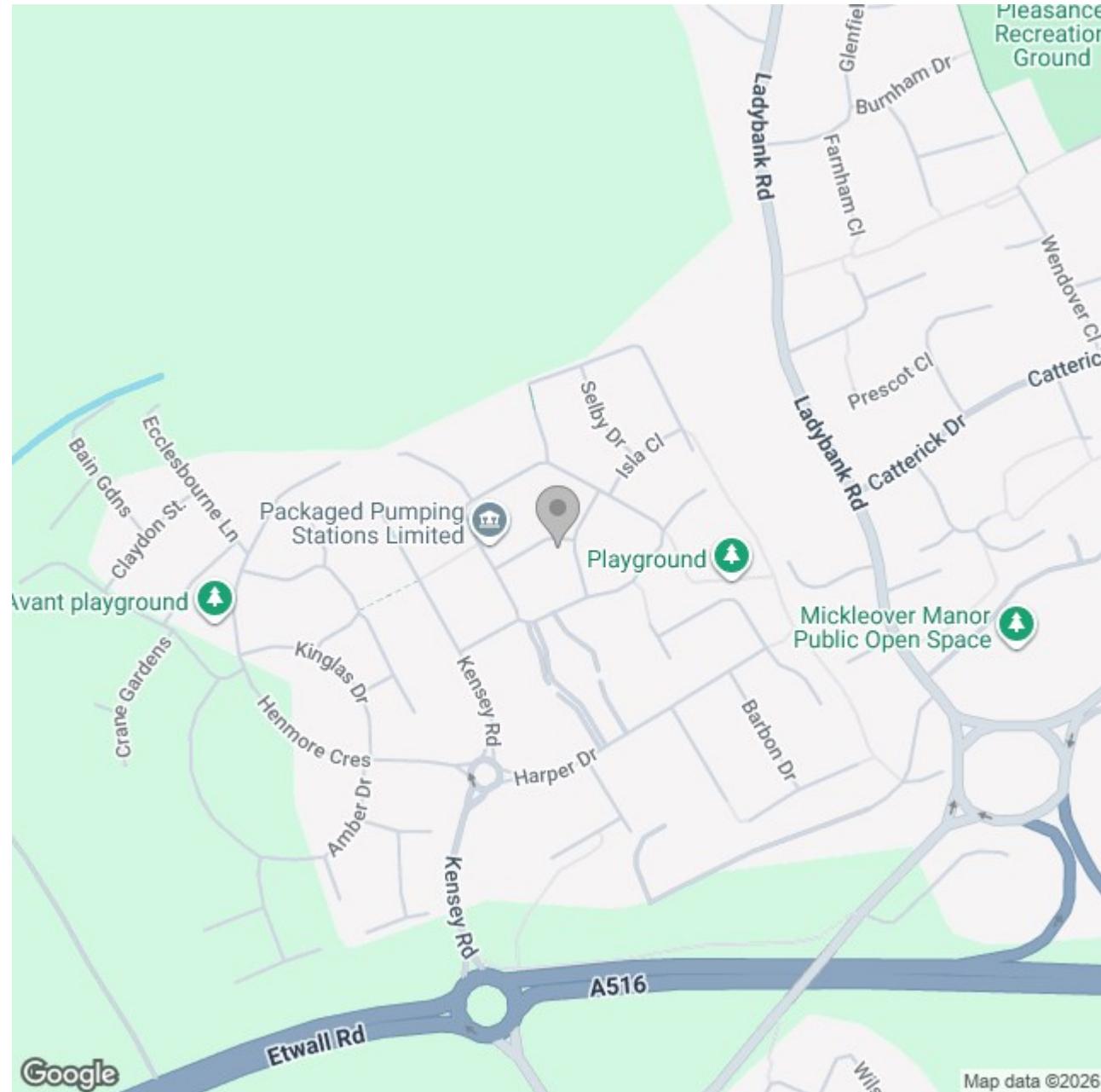


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	