



**Catterick Drive, Mickleover Derby DE3 0TX**



**welcome to**

## **Catterick Drive, Mickleover Derby**

This semi-detached bungalow in the popular residential location of Mickleover boasts two double bedrooms, an open-plan lounge and kitchen, a bathroom, a conservatory, a front and rear garden, and a driveway. It demands viewing to fully appreciate the accommodation on offer.



### Entrance Vestibule

Giving access to the lounge. With carpeted flooring and a storage cupboard housing the boiler.

### Lounge

16' 4" x 10' 4" ( 4.98m x 3.15m )

Spacious, open-plan lounge area, with a double glazed window to the front, wood-effect laminate flooring, a radiator, an opening through to the kitchen, and an internal door giving access to the rest of the property.

### Kitchen

8' 7" x 4' 9" ( 2.62m x 1.45m )

Modern, open plan kitchen area, with a range of matching base, wall, and drawer units, an integrated oven, induction hob, overhead extractor hood, and a sink set in a base unit, space for further appliances, splashback tiling, wood-effect laminate flooring, and a double glazed window to the side.

### Internal Hallway

Accessed from the lounge, with doors to both bedrooms and the bathroom.

### Bedroom One

13' x 7' 9" ( 3.96m x 2.36m )

Double bedroom with fitted storage/wardrobe space, carpeted flooring, a radiator, and a door leading to the conservatory.

### Bedroom Two

10' 3" x 7' 8" ( 3.12m x 2.34m )

Double bedroom with wood-effect laminate flooring, a radiator, and double glazed french doors out to the rear garden.

### Bathroom

Three-piece bathroom suite, comprising of a bath with grab-handles either side and an overhead shower, wash-hand basin, and a w/c. With tiled flooring, complimentary tiled walls, and a frosted double glazed window to the side.

### Conservatory

Conservatory access through bedroom one, with a brick-built base, wrap-around double glazed windows, an electric storage heater, wood-effect laminate flooring, and an external door to the rear garden. Currently housing a washing machine, tumble dryer, and fridge-freezer.

### External

To the front, the pebbled garden is low-maintenance, and bordered with foliage and shrubbery. The driveway extends from the front of the property, down to the side, providing off-road parking for multiple vehicles. Gates at the side lead to the rear garden, which has a brick-built feature planter, flowerbeds and mature shrubbery to the perimeter with a low-maintenance, patio-paved centre, and is private and enclosed by wooden fencing.



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## Catterick Drive, Mickleover Derby

- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AREAS
- CONSERVATORY
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR108642 - 0008

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