



**Cairns Close, Mickleover Derby DE3 9LW**

**welcome to**

**Cairns Close, Mickleover Derby**

A well-presented three-bedroom semi-detached bungalow in sought-after Mickleover, featuring a modern kitchen, spacious lounge with bay window, generous driveway and garage. Boasting a stunning private garden, ideal for downsizers seeking excellent local amenities and transport links.



### **About The Area**

Mickleover is a highly desirable suburb of Derby, offering an excellent range of local amenities including shops, supermarkets, cafes and healthcare facilities. The area benefits from well-regarded schools, regular bus routes and convenient access to the A38 and A50, making it ideal for commuters. Green spaces and parks are also close by, enhancing its appeal for those seeking a balanced lifestyle.

### **Entrance Hall**

With storage cupboard containing gas and electric meters as well as coat storage, wall mounted radiator.

### **Lounge**

18' 8" + BAY x 12' 9" ( 5.69m + BAY x 3.89m )  
Carpeted flooring, large UPVC double glazed bay window to the front, gas fire with mantelpiece, wall mounted radiator.

### **Kitchen**

15' 10" MAX x 8' 10" MAX ( 4.83m MAX x 2.69m MAX )  
Modern fitted kitchen with a range of wall and base units, induction hob with extractor, integrated microwave, wine cooler and electric oven, space for washing machine and fridge freezer, ample worktop space, LED ceiling light, wall mounted radiator, UPVC double glazed windows to front and side, UPVC door to side.

### **Bedroom One**

14' 4" + WARDROBE x 9' 7" ( 4.37m + WARDROBE x 2.92m )  
Double bedroom with carpeted flooring, UPVC double glazed window to rear, built-in wardrobe, wall mounted radiator, ceiling light.

### **Bedroom Two**

12' 1" x 8' 6" + RECESS ( 3.68m x 2.59m + RECESS )  
Double bedroom with carpeted flooring, wall mounted radiator, UPVC sliding doors leading to the conservatory, ceiling light.

### **Bedroom Three**

8' 10" x 7' 9" ( 2.69m x 2.36m )  
Single bedroom with carpeted flooring, UPVC double glazed window to side, wall mounted radiator, ceiling light.

### **Shower Room**

8' 10" x 4' 9" ( 2.69m x 1.45m )  
Recently fitted, modern suite with hand wash basin, W.C and walk-in shower, heated ladder style towel rail, tiled flooring.

### **Conservatory**

8' 5" x 8' 2" ( 2.57m x 2.49m )  
Tiled flooring, UPVC double glazed windows to side and rear, sliding doors to garden, wall mounted radiator, ceiling spotlights.



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## Cairns Close, Mickleover Derby

- Three-bedroom semi-detached bungalow
- Large driveway and detached garage
- Recently fitted modern kitchen with integrated appliances
- Stunning private landscaped rear garden
- New roof and conservatory installed last year

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£290,000**



Please note the marker reflects the postcode not the actual property

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