



**Foragers Way, Mickleover Derby DE3 9NY**

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## **Foragers Way, Mickleover Derby**

Spacious, well-presented, and tastefully decorated throughout, this semi-detached house on the ever-popular Bramble Gate development in Mickleover boasts a lounge, kitchen diner, cloakroom, three well-proportioned bedrooms, a master ensuite, bathroom, a driveway, and a landscaped garden.



### Entrance Hall

Upon entry through the front door, the entrance hall gives access to the lounge, kitchen diner, cloakroom, and stairs to the first floor. Finished with an under-stair storage cupboard, wood laminate flooring, and a radiator.

### Lounge

15' 6" x 10' 11" ( 4.72m x 3.33m )

The spacious lounge is a great space for winding down and relaxing, and is finished with dual-aspect double-glazed windows to the front and side, carpeted flooring, and a radiator.

### Kitchen Diner

15' 6" x 8' 11" ( 4.72m x 2.72m )

This modern, fitted kitchen diner comprises of a range of wall, base, and drawer units, some integrated appliances such as the oven, four-ring gas hob, overhead extractor hood, and fridge freezer, as well as a freestanding washing machine and tumble dryer. It is finished with dual-aspect double-glazed windows to the front and side, wood laminate flooring, spotlights to the ceiling, a radiator, and french doors to the side opening to the garden.

### Cloakroom

Cloakroom to the ground floor, comprising of a low-level w/c and a wash-hand basin.

### Landing

The first floor landing allows access to all three bedrooms and the bathroom, and is finished with a storage cupboard over the stair-bulk, and carpeted flooring.

### Bedroom One

11' 3" x 9' ( 3.43m x 2.74m )

The main bedroom is a comfortable double bedroom, and is finished with carpeted flooring, a radiator, a double-glazed window to the side which overlooks the garden, and an ensuite.

### Ensuite

Ensuite to the master, comprising of a low-level w/c,

wash hand basin, and a double shower. It is finished with laminate flooring, full-height tiling to the shower wall, complementary splashback tiling, spotlights to the ceiling, a radiator, and a frosted double-glazed window to the front.

### Bedroom Two

10' 10" x 8' 9" ( 3.30m x 2.67m )

Another double bedroom, finished with dual-aspect double-glazing to the front and side, carpeted flooring, and a radiator.

### Bedroom Three

10' 8" x 7' 1" ( 3.25m x 2.16m )

A comfortable single bedroom which is finished with carpeted flooring, a radiator, and a double-glazed window to the side.

### Bathroom

The main bathroom contains a three-piece suite comprising of a bath with a shower head attachment, a low-level w/c, and a wash hand basin, and is finished with a tiled wall, spotlights to the ceiling, complementary splashback tiling, laminate flooring, a vertical ladder-style radiator/towel rail, an extractor fan, and a frosted double-glazed window to the front.

### External

Outside, the garden is located to the side of the property and is private, enclosed with wooden fencing and a red brick wall, and easily maintainable having been professionally landscaped to comprise of patio paving and artificial turf. There is a patio-paved pathway running the length of the garden, which leads to a wooden gate for access to the property from the driveway. The tarmac driveway provides off-road parking spaces for two cars.



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## **Foragers Way, Mickleover Derby**

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- CORNER PLOT ON THE POPULAR BRAMBLE GATE DEVELOPMENT BY BLOOR HOMES
- LOUNGE AND KITCHEN DINER
- BATHROOM, MASTER ENSUITE, AND DOWNSTAIRS CLOAKROOM
- PRIVATE AND ENCLOSED GARDEN, AND DRIVEWAY FOR TWO CARS

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

offers in excess of



Please note the marker reflects the  
postcode not the actual property

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