



**College Green Walk, Mickleover Derby DE3 9DW**



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## **College Green Walk, Mickleover Derby**

Situated in the sought-after Derbyshire suburb of Mickleover, a beautifully presented three-storey, four-bedroom semi-detached house. The perfect home for growing families and home-movers. Call us now to view!



### Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the kitchen, lounge, downstairs w/c and first floor landing. Finished with wood laminate flooring and a radiator.

### Lounge

15' 5" x 14' 10" ( 4.70m x 4.52m )

Well-presented lounge diner with elements of warmth, finished with wood laminate flooring, two radiators, a double-glazed window to the rear and french doors to the rear.

### Kitchen

10' 1" x 8' 2" ( 3.07m x 2.49m )

Fitted kitchen comprising of a range of base, wall and drawer units, with an integrated oven, overhead extractor hood, four ring gas hob, and one and a half bowl sink, with space and plumbing for additional appliances. Finished with wood laminate flooring, splashback tiling, and a double-glazed window to the front.

### Landing

First floor landing providing access to bedroom three, bedroom four and the family bathroom. Finished with carpeted flooring and a double-glazed window to the front.

### Bedroom Three

15' 5" x 9' 2" ( 4.70m x 2.79m )

Cosy double bedroom finished with carpeted flooring, a radiator, a cupboard and double-glazed window to the rear.

### Bedroom Four

9' 2" x 9' 1" ( 2.79m x 2.77m )

Double bedroom, currently used as an office space, finished with carpeted flooring, a radiator and a double-glazed windows to the front.

### Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c, bath and overhead rainfall shower. Finished with tiled flooring and walls, a radiator, and

extractor fan.

### Landing

Second floor landing providing access to the master bedroom and bedroom two. Finished with carpeted flooring.

### Bedroom One

15' 9" x 15' 5" ( 4.80m x 4.70m )

Large double bedroom finished with wood laminate flooring, two radiators, two double-glazed windows to the front and a connecting door to the master en-suite.

### En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and double shower. Finished with vinyl flooring, part-tiled walls, a towel radiator, extractor fan, and frosted double-glazed window to the rear.

### Bedroom Two

9' 2" x 9' 1" ( 2.79m x 2.77m )

Double-bedroom finished with carpeted flooring, a radiator and double-glazed window to the rear.

### External

Externally, to the front, a pathway leading to the house, overlooking the shared lawn. To the rear, beautifully laid-to-lawn, with a patio paved area, perfect for seating, surrounded by pebbling and mature shrubbery. With access to two parking spaces and a garage.



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## College Green Walk, Mickleover Derby

- FOUR BEDROOM SEMI-DETACHED TOWNHOUSE
- KITCHEN AND LOUNGE DINER
- FAMILY BATHROOM, MASTER ENSUITE, AND DOWNSTAIRS W/C
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£289,995**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109305 - 0005

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