



**Selby Drive, Mickleover DERBY DE3 0AS**

**welcome to**

**Selby Drive, Mickleover DERBY**

Situated in the sought-after Derbyshire suburb of Mickleover, comprising of an entrance hallway, downstairs w/c, lounge, dining room, kitchen diner, four bedrooms, en-suite, family bathroom, driveway and rear garden. Call us now to view!



### **Entrance Hallway**

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

### **Lounge**

16' 5" x 9' 9" ( 5.00m x 2.97m )

A spacious lounge finished with wood laminate flooring, a radiator, double-glazed window to the front and patio doors leading out to the rear garden.

### **Dining Room**

10' 6" x 9' 3" ( 3.20m x 2.82m )

Finished with carpeted flooring, a radiator and a double-glazed window to the front and side.

### **Kitchen Diner**

14' 11" x 14' 8" ( 4.55m x 4.47m )

Modern fitted kitchen diner comprising of base, wall and drawer units with an integrated four ring hob, overhead extractor hood, oven, dishwasher, washing machine, and sink, with space for additional appliances. Finished with wood laminate flooring, a radiator, two double-glazed windows to the side, a double-glazed window to the rear and patio doors opening out to the rear.

### **Landing**

First floor landing providing access to four bedrooms and a family bathroom. Finished with carpeted flooring.

### **Bedroom One**

14' 3" x 9' 9" ( 4.34m x 2.97m )

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

### **Bedroom Two**

14' 10" x 9' 9" ( 4.52m x 2.97m )

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

### **En-Suite**

Three-piece suite comprising of a wash-hand basin, low-level and shower cubicle. Finished with vinyl flooring, part-tiled walls, a radiator and frosted double-glazed window to the side.

### **Bedroom Three**

12' x 8' 8" ( 3.66m x 2.64m )

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

### **Bedroom Four**

7' 1" x 6' 8" ( 2.16m x 2.03m )

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

### **Bathroom**

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

### **External**

Externally, to the front a driveway providing off-road parking, a detached single garage and an EV charging point. To the rear, an immaculate garden, laid with astro turf, surrounded by patio slabbed paving and pebbling, with access to the detached garage. A great space, especially during those summer months.



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## Selby Drive, Mickleover DERBY

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE AND MODERN KITCHEN DINER
- ADDITIONAL RECEPTION ROOM
- DOWNSTAIRS W/C, EN-SUITE & FAMILY BATHROOM
- IMMACULATE REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109378 - 0004

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