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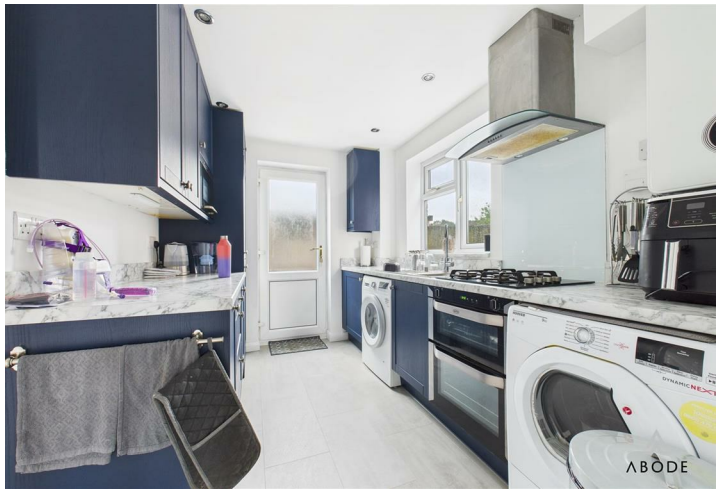

A well-presented three-bedroom semi-detached home located in the ever-popular area of Mickleover, Derby. Offering spacious accommodation throughout, the property benefits from two reception areas, a modern kitchen, a family bathroom, off-street parking to both the front and rear, and a well-maintained south-facing rear garden. Positioned close to a wide range of local amenities, highly regarded schools, and excellent transport links, this property is ideal for families, first-time buyers, or those looking to downsize.

Hallway
Entrance hallway with stairs rising to the first floor and doors leading to the

Kitchen
10' 8" x 7' 5"

Fitted with a range of wall and base units with work surfaces over, and includes an integrated gas hob, electric oven, microwave, fridge freezer, and a cupboard housing the boiler. There is also space and plumbing for both a washing machine and dishwasher, a double-glazed window to the side elevation, and a side door providing access to the rear garden.

Lounge
10' 2" x 12' 9"

featuring a central fireplace and a large double-glazed window allowing plenty of natural light.

Dining Room
8' 9" x 11' 5"

An archway leads through to the dining area, which offers additional space for entertaining or family meals and features a double-glazed door and windows opening directly onto the rear garden.

Landing
The landing provides access to three bedrooms, the family bathroom, and a loft hatch.

Bedroom 1
9' 9" x 13' 2"

The master bedroom is a generous double, positioned to the front of the property with a double-glazed window and radiator.

Bedroom 2
10' 8" x 9' 10"

Bedroom two is another double, located at the rear and benefiting from a built-in storage cupboard.

Bedroom 3
10' 3" x 6' 4"

Bedroom three, also positioned at the front, offers flexible use as a nursery or home office.

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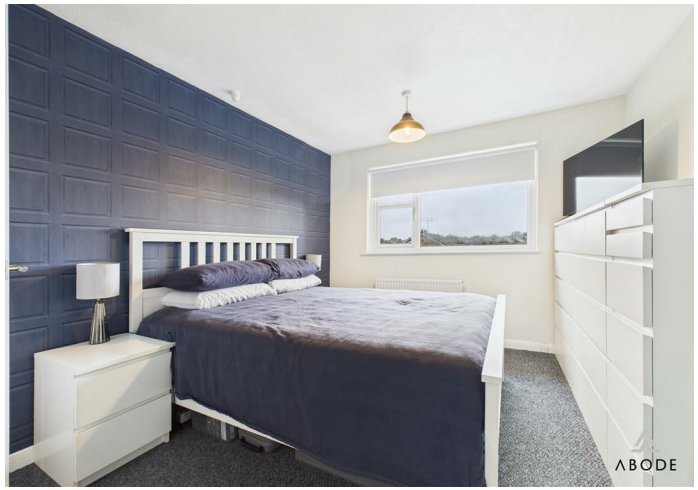
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Bathroom

The family bathroom comprises a three-piece suite including a P-shaped bath with electric shower over, low-level WC, and wash hand basin, with tiled flooring and partial wall tiling. A privacy-glazed window faces the rear elevation.

Outside

To the front, the property offers a block-paved driveway providing off-street parking for two vehicles. A secure side gate leads to the rear garden, which is mainly laid to lawn with gravelled seating areas, enclosed by fencing and enjoying a south-facing aspect ideal for outdoor entertaining. Beyond the rear boundary is a single garage with an additional driveway, providing further private parking or storage.

Location

Ideally situated within Mickleover, this home offers easy access to a wide range of amenities including local shops, primary and secondary schools, doctors, dentists, and supermarkets. The Royal Derby Hospital is within close proximity, and there are excellent transport links into Derby City Centre and further afield via the A38 and A50. Viewing is highly recommended to appreciate the space and setting on offer.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC