



Girton Way, Mickleover Derby DE3 9EB

welcome to

Girton Way, Mickleover Derby

A three-bedroom semi-detached home in a popular Mickleover location, offering spacious living accommodation, a kitchen/diner, conservatory, ground floor WC, en-suite shower room, family bathroom, and an enclosed rear garden. Ideal for first-time buyers, investors, or growing families.



Entrance Hall

Accessed via the front door, with stairs rising to the first floor and access to all ground floor accommodation. Provides access to the ground floor WC.

W/C

Convenient ground floor cloakroom fitted with low level WC and wash hand basin.

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)

A well-sized reception room positioned at the front of the property, featuring a large window allowing plenty of natural light.

Kitchen Diner

14' 10" x 8' 8" (4.52m x 2.64m)

A practical and sociable space fitted with a range of units, offering ample room for a dining table. Direct access to the conservatory and garden.

Conservatory

9' 5" x 8' 4" (2.87m x 2.54m)

A bright and versatile additional living space with views over the rear garden and French doors opening outside.

Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One

8' 11" x 8' 8" (2.72m x 2.64m)

A comfortable double bedroom with access to a private en-suite shower room.

En-Suite

Fitted with shower enclosure, wash hand basin, and WC.

Bedroom Two

8' 7" x 8' 3" (2.62m x 2.51m)

A good-sized second bedroom, ideal for children or guests.

Bedroom Three

8' 9" x 6' (2.67m x 1.83m)

A versatile third bedroom, suitable as a nursery, study, or home office.

Family Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Fitted with a bath, wash hand basin, and WC.

Outside

Externally, the property is complemented by an enclosed, low-maintenance rear garden, ideal for outdoor entertaining, and off-road parking to the front for two vehicles.

Local Area

Mickleover is a highly desirable suburb of Derby, offering a wide range of amenities including shops, supermarkets, cafes, and restaurants. The area is particularly popular with families due to its well-regarded schools and strong community feel, as well as its proximity to the Royal Derby Hospital. The property is conveniently positioned for access to Derby city centre, public transport routes, and major road links including the A38 and A50, making it ideal for commuters. There are also excellent green spaces nearby, including parks and countryside walks, providing a great balance of urban convenience and outdoor lifestyle.



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welcome to

Girton Way, Mickleover Derby

- THREE-BEDROOM SEMI-DETACHED HOME
- WELL PROPORTIONED LOUNGE AND CONSERVATORY
- KITCHEN DINER WITH SOME INTEGRATED APPLIANCES
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM, AND GROUND FLOOR WC
- ENCLOSED, LOW-MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£224,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109577 - 0002

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