



Heron Way, Mickleover Derby DE3 9XA

welcome to

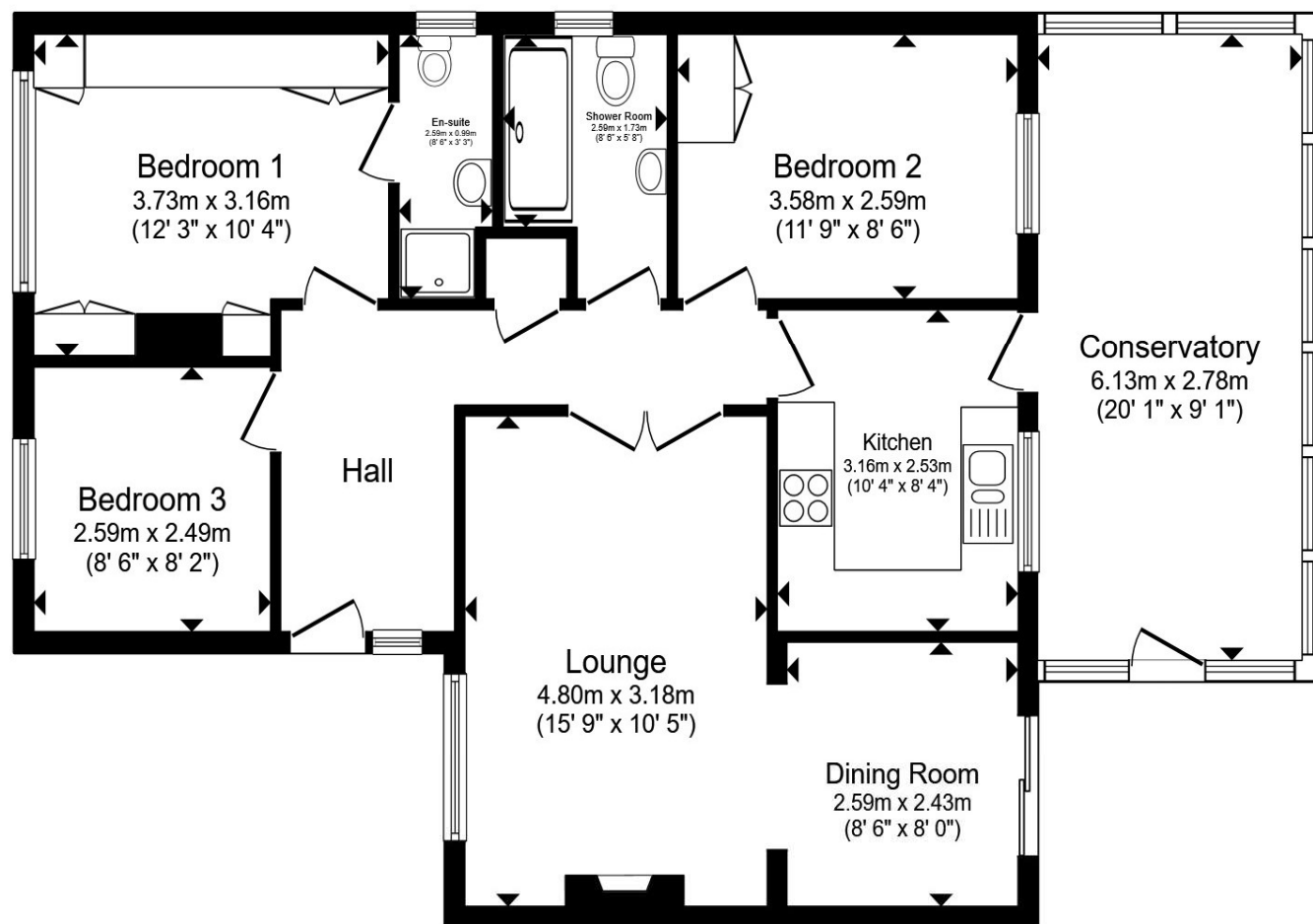
Heron Way, Mickleover Derby

Well-presented three-bedroom detached bungalow in a sought-after Mickleover location. Offering a spacious lounge, dining room, conservatory, en suite to the principal bedroom, generous driveway, garage and beautifully established rear garden with patio, pergola and seating areas.



About The Area

Agents Note



Total floor area 94.3 m² (1,015 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Heron Way, Mickleover Derby

- Detached three-bedroom bungalow in a desirable Mickleover location
- Spacious lounge leading into a separate dining room
- Principal bedroom with fitted wardrobes and en suite shower room
- Large driveway and attached single garage
- Beautifully established rear garden with patio, raised beds and pergola

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£375,000



Situated in the popular residential area of Mickleover, this well-maintained three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers seeking single-storey living in a desirable location.

The property is set back from the road behind a large driveway providing ample off-road parking and access to an attached single garage. Upon entering, a welcoming entrance hall provides access to the accommodation throughout.

To the front of the property are two bedrooms, comprising a generous double bedroom with fitted wardrobes and a private en suite shower room, alongside a further small double bedroom. Positioned centrally is the well-appointed three-piece family bathroom.

To the rear, a third double bedroom enjoys views over the garden, while the fitted kitchen provides access into the conservatory, creating an ideal space to relax and enjoy the outlook over the rear garden. The spacious lounge is located to the front of the property and benefits from an abundance of natural light, flowing seamlessly into the dining room which overlooks the rear garden, making it perfect for both everyday living and entertaining.

Externally, the beautifully established rear garden has been thoughtfully landscaped and features a patio seating area, gravel pathways, raised planting beds and an additional seating area beneath a pergola, creating a wonderful outdoor retreat. Throughout, the property has been well cared for and offers an excellent opportunity



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR109262



Property Ref:
MVR109262 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk