

Catterick Drive, Mickleover, Derby  
Price £159,950





# 11 Catterick Drive, Mickleover, Derby, DE3 0TY

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A thoughtfully extended and comprehensively improved modern semi detached bungalow occupying a delightful south facing plot and situated close to Mickleover village centre with its array of shops, schools and amenities. A full inspection will reveal a tastefully appointed property benefiting from gas central heating, together with UPVC double glazing. In brief; reception hall, lounge dining room, kitchen, inner hallway, two bedrooms, bathroom and utility room. Outside are established gardens to front and rear with a driveway offering three car parking and garage space (subject to local authority planning consent).

## Canopied Storm Porch

To:-

### Reception Hall

Having timber and opaque glazed entrance door, ceramic tiled floor, radiator, large full height airing cupboard (housing the Worcester wall mounted combination gas boiler providing instant domestic hot water and gas central heating), adjacent full height cloaks cupboard and opaque double glazed picture window to front aspect. A timber and glazed internal door leads to the:-

**Lounge / Dining Room 22'3 x 10'5  
reducing to 7'7 (6.78m x 3.18m  
reducing to 2.31m)**



Having television and media connection points, three radiators, part ceramic tiled floor to dining area and UPVC double glazed window to front aspect.



**Kitchen 82' x 5'11 (24.99m x 1.80m)**



Having a range of white fitted wall, base and drawer units with matching eye level and open corner display shelving, laminated rolled edge working surfaces, inset electric four ring hob with matching oven and grill, canopy extractor hood with down lighter, complimentary ceramic tiled splash backs, inset acrylic sink top with side drainer, hot and cold mixer tap, radiator and UPVC double glazed window to side aspect.

### Inner Hallway

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**Bedroom Two 10'1 x 8'9 maximum (3.07m x 2.67m maximum)**



Having radiator and UPVC double glazed window to side aspect.

## Bathroom



Having modern three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with shower attachment and mixer tap over, tiled splash backs, radiator, ceramic tiled floor, radiator and UPVC opaque double glazed window to side aspect.

## Master Bedroom



**Dressing Room 7'7 x 6'11 (2.31m x 2.11m)**



Having a range of full width recessed wardrobes with hanging rail, shelving and overhead linen cupboard space, ceramic tiled floor and open arch leading to:-

**Bedroom Area 11'2 x 8'8 (3.40m x 2.64m)**

Having ceramic tiled floor, radiator, television connection point and UPVC double glazed window to rear aspect. An internal door leads to the:-

**Utility Room 8'6 x 3'9 (2.59m x 1.14m)**



Having ceramic tiled floor, space and plumbing for automatic washing

machine, space for fridge freezer/dryer and UPVC opaque double glazed window to side aspect.

## Outside

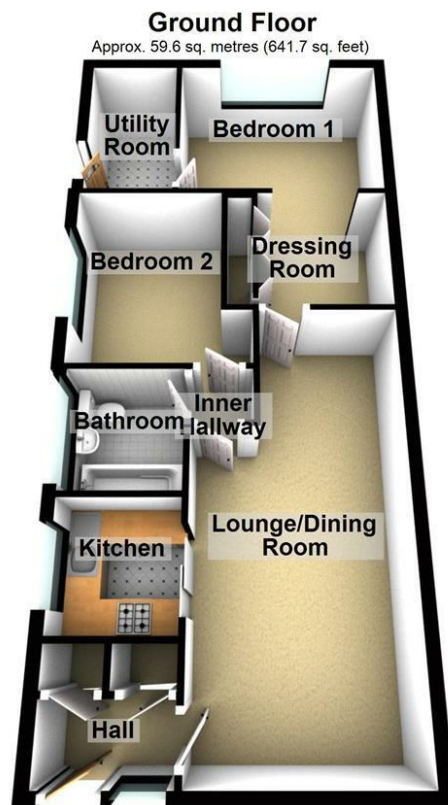


The property occupies an established landscaped plot in this ever popular residential locality, situated close to Mickleover village centre. To the front is a low maintenance slate chipped fore garden with established conifers and shrubs with an adjacent concrete driveway giving car standing space for three cars and offering garage space (subject to local authority planning consent). A wooden access gate at the side leads to the south facing established rear garden, enclosed by close panel fencing, laid to a shaped lawn with patio area, deep filled mature shrubbed borders, outside garden and security lighting.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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Total area: approx. 59.6 sq. metres (641.7 sq. feet)