

# Homerton Vale, Mickleover, Derby

£159,950





# 6 Homerton Vale, Mickleover, Derby, DE3 9DN

## £159,950

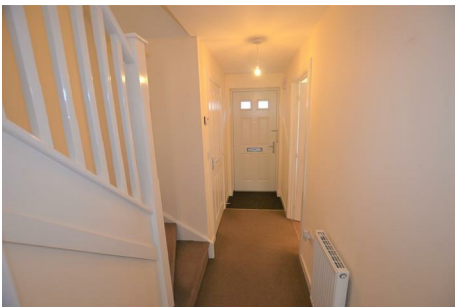


Brought to the market for the very first time. A smart and stylish modern semi detached mews property occupying a delightful block paved cul de sac position and situated in this highly aspirational locality. This delightful home boasts a range of quality appointments and must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; reception hall, guest's cloakroom / wc, well equipped kitchen, lounge / dining room. On the first floor a landing leads to two double bedrooms and bathroom with white suite and shower. Outside is allocated car parking.

### Canopied Storm Porch

To:-

### Reception Hall



Having composite and opaque double glazed regency style entrance door, radiator and staircase to first floor.

### Guest Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal corner wash hand

basin with complimentary ceramic tiled splash backs, radiator and wall mounted extractor fan.

### Fitted Kitchen 11'8 x 6'3 (3.56m x 1.91m)



Having a full range of modern soft close fitted wall, base and drawer units with contemporary brushed chrome handles and butchers block wood grain effect laminated rolled edge working surfaces, inset stainless steel four burner gas hob with electric fan assisted oven and grill, concealed canopy extractor hood with down lighters, complimentary ceramic tiled splash backs with contrasting vinyl floor, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, space and plumbing for automatic washing machine, space

for fridge freezer, radiator, ceiling extractor fan, concealed Ideal Logic wall mounted combination gas boiler providing instant domestic hot water and gas central heating and UPVC opaque double glazed window to front aspect.

### Sitting Room 13'3 x 11'2 (4.04m x 3.40m)



Having television and media connection points, deep understairs storage cupboard, radiator and UPVC double glazed french doors giving views and access over the landscaped rear garden.

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### First Floor Landing

With access to roof space and radiator.

### Master Bedroom 13'2 x 7'10 (4.01m x 2.39m)



Having television connection point, radiator and UPVC double glazed window to rear aspect.

### Bedroom Two 13'2 x 8' (4.01m x 2.44m)



Having bulk head storage cupboard, radiator and two UPVC double glazed windows to front aspect.

### Bathroom

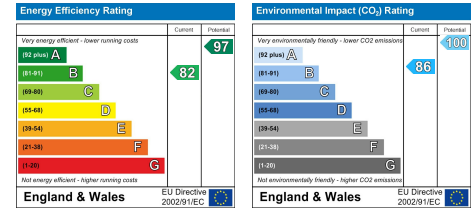


Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Mira chrome mains fed shower over, glass shower screen, complimentary ceramic tiled splash backs, radiator, shaver socket and ceiling extractor fan.

### Outside



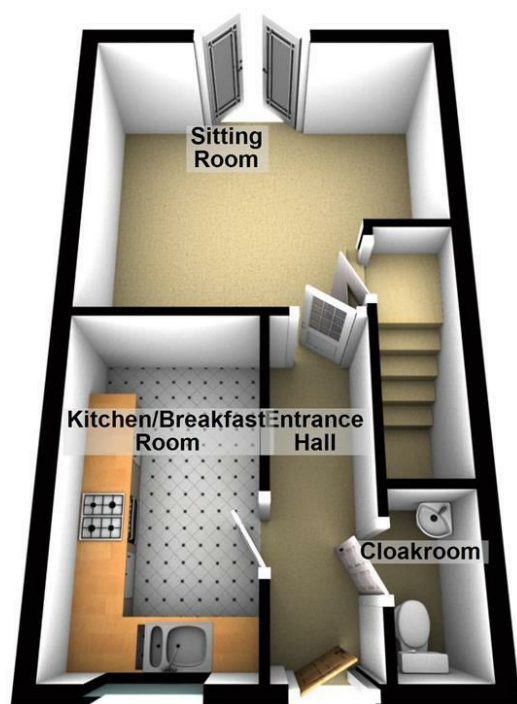
The property occupies a block paved court yard position with tree barked mature shrubbed borders. An adjacent driveway leads to a rear court yard with allocated car parking for one car. The rear garden is enclosed by close panel fencing, laid to a shaped lawn with full width Cotswold style patio area, raised railway sleepers, cold water tap and gated side access.



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Ground Floor



First Floor

