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83 Western Road, DE3 9GQ
£300,000



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EXTENDED BAY FRONTED SEMI DETACHED LARGE PLOT- This three-bedroom semi-detached residence offers excellent potential, set on a generous plot with a desirable south-facing garden. Positioned in a well-regarded setting, the property is also within a short walk of Mickleover Village, adding to its everyday appeal. The home combines period character, including bay windows and feature fireplaces, with extended living space suited to modern lifestyles.

The layout provides a balance of reception areas and practical accommodation, ideal for both everyday living and entertaining. A substantial frontage with ample parking enhances its appeal, while the overall plot provides clear scope for further extension or development, subject to the necessary permissions.





The Detail

The house offers well-proportioned accommodation with a layout that balances traditional features and extended living space. A vestibule leads through to a welcoming hallway featuring a stained glass entrance door, staircase to the first floor, under-stairs storage, and a conveniently placed ground floor WC with wash hand basin.

The front lounge is centred around a bay window, allowing for excellent natural light, and is further enhanced by a feature fireplace, creating a comfortable and inviting reception room. To the rear, the extended sitting and dining area provides a versatile open-plan environment, ideal for both everyday living and entertaining, complete with laminate flooring, a feature fireplace incorporating a coal-effect gas fire, and French doors opening directly onto the garden.

The kitchen has been extended to provide additional workspace and storage, fitted with a range of matching wall and base units, sink and drainer, cooker point, and plumbing for a washing machine, along with access to the side elevation.

To the first floor, the principal bedroom is positioned to the front and benefits from a bay window, while the second and third bedrooms are located to the rear, both overlooking the garden, with the second bedroom offering comfortable double proportions. The bathroom is fitted with a three-piece suite including a bath with electric shower over, wash hand basin, WC, and partly tiled walls.

Externally, the rear garden enjoys a south-facing aspect and is arranged with a raised block-paved patio, steps leading down to a sizeable lawn, and established planting borders with mature trees. The boundaries are defined by hedging and fencing, creating a sense of enclosure. In addition, there is a side garage fitted with power and lighting, housing a wall-mounted Worcester boiler. The property is set behind a generous frontage, featuring a block-paved driveway providing parking for multiple vehicles, complemented by a gravelled section.







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The Location

Situated within easy reach of the centre of Mickleover Village, this property enjoys a setting that supports both convenience and everyday enjoyment. The village offers a variety of independent cafés, popular pubs, and well-regarded restaurants, alongside essential amenities including supermarkets, healthcare services, and a highly regarded local butchers.

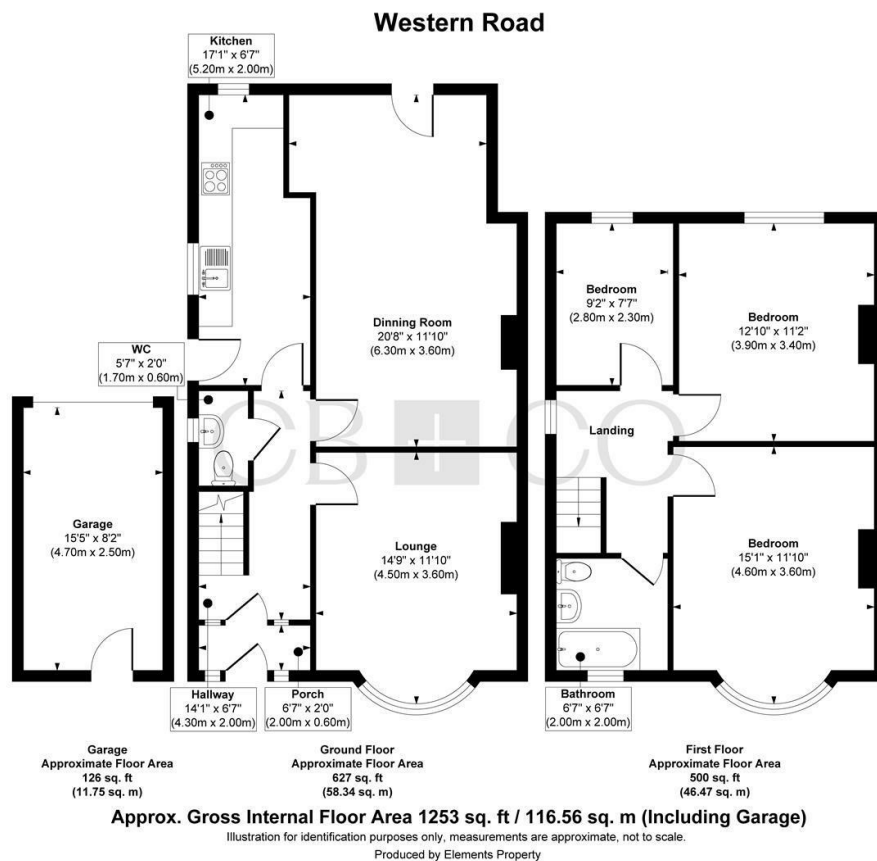
There are nearby primary schools, making the area particularly appealing for families, while a regular bus service provides direct access into Derby City Centre for shopping, dining, and leisure.

Green spaces are a key feature of the area, with nearby parks and open areas providing opportunities for walking, recreation, and outdoor relaxation. For those seeking fitness and leisure, facilities such as gyms and golf courses are within easy reach. With a strong sense of community and a well-established local environment, this location continues to be a popular choice for a wide range of buyers.









The Particulars

- Extended Three Bedroom Semi Detached Home
- Bay Fronted Lounge And Feature Fireplace
- Extended Kitchen With Side Access
- Spacious Rear Dining And Sitting Room With Garden Access
- Ground Floor WC
- Generous Plot With Development Potential
- Large South Facing Rear Garden, Lawn And Raised Patio
- Garage With Power And Lighting
- Block Paved Driveway For Multiple Vehicles
- Walking Distance To Mickleover Village

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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