

BATH ROAD, MICKLEOVER, DERBY

PRICE £315,000

2 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO BATH ROAD

TWO-BEDROOM DETACHED BUNGALOW WITH A PRIVATE WRAPAROUND GARDEN AND GARAGE

Positioned on a generous corner plot in the popular area of Mickleover, this two-bedroom detached bungalow offers an appealing combination of spacious accommodation, versatile reception rooms and an exceptionally private wraparound garden. The property provides a wonderful opportunity for those seeking the convenience of single-storey living, whilst still enjoying plenty of space both inside and out.

A welcoming kitchen leads into the central hallway, with all rooms thoughtfully arranged from here. The property features two genuine double bedrooms, including a particularly spacious principal bedroom with a bay window and an excellent range of fitted furniture. There are also multiple reception spaces, with the lounge opening into a large conservatory and a further impressive sun room providing an abundance of natural light.

Outside, the corner position creates an unusually generous garden which extends around the front and both sides of the bungalow. Established planting and mature bushes provide privacy, whilst several patio areas and a courtyard create excellent spaces for outdoor seating and entertaining. A driveway provides parking for two vehicles and leads to a single garage.

THE DETAIL

The Detail
The property is approached via a composite entrance door which opens directly into the well-equipped kitchen. The kitchen features tiled flooring, an integrated double oven and electric hob, together with space for a fridge freezer, dishwasher and washing machine. Dual aspect windows bring plenty of natural light into the room, whilst the Worcester combi boiler is also housed here.

From the kitchen, the central hallway provides access to all of the accommodation and benefits from a useful storage cupboard and fitted alarm system. The lounge is a comfortable reception room with a brick and tiled fireplace and hearth, with provision for an electric fire. Double glazed doors lead directly into the conservatory, creating an excellent flow between the two reception spaces.

The generously proportioned conservatory provides valuable additional living space and could be used as a second sitting room, dining room or entertaining space. Vinyl flooring and a door opening onto the courtyard section of the garden make this a particularly versatile part of the home.

The large sun room is another significant feature, with dual aspect windows, tiled flooring and patio doors opening directly onto the garden. This bright and versatile room could accommodate a variety of uses according to the needs of the new owner.

The principal bedroom is a particularly generous double, featuring a bay window and an extensive range of fitted wardrobes, bedside tables and drawers. Bedroom two is also a double bedroom and benefits from a window overlooking the garden. The shower room includes a shower enclosure with electric shower, WC and vanity unit with wash basin, complemented by recessed spotlights.

Externally, the bungalow occupies an attractive corner position with the garden wrapping around the front and both sides. Established bushes create a private setting, whilst several patio areas and established garden sections provide plenty of opportunities for seating, dining and enjoying the outdoors. A courtyard directly outside the conservatory adds further flexibility, with gated access leading to the driveway. The driveway provides parking for two cars and leads to a single garage.

Mickleover is a highly regarded suburb of Derby, offering a wide range of everyday amenities, shops, cafés, restaurants, pubs, leisure facilities and green spaces. Mickleover village is within easy reach, whilst the area also provides convenient access towards Derby city centre and the surrounding road network. The combination of local amenities, transport connections and a desirable residential setting makes Mickleover a popular choice for a wide range of buyers.

AML Verification

CB+CO





In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

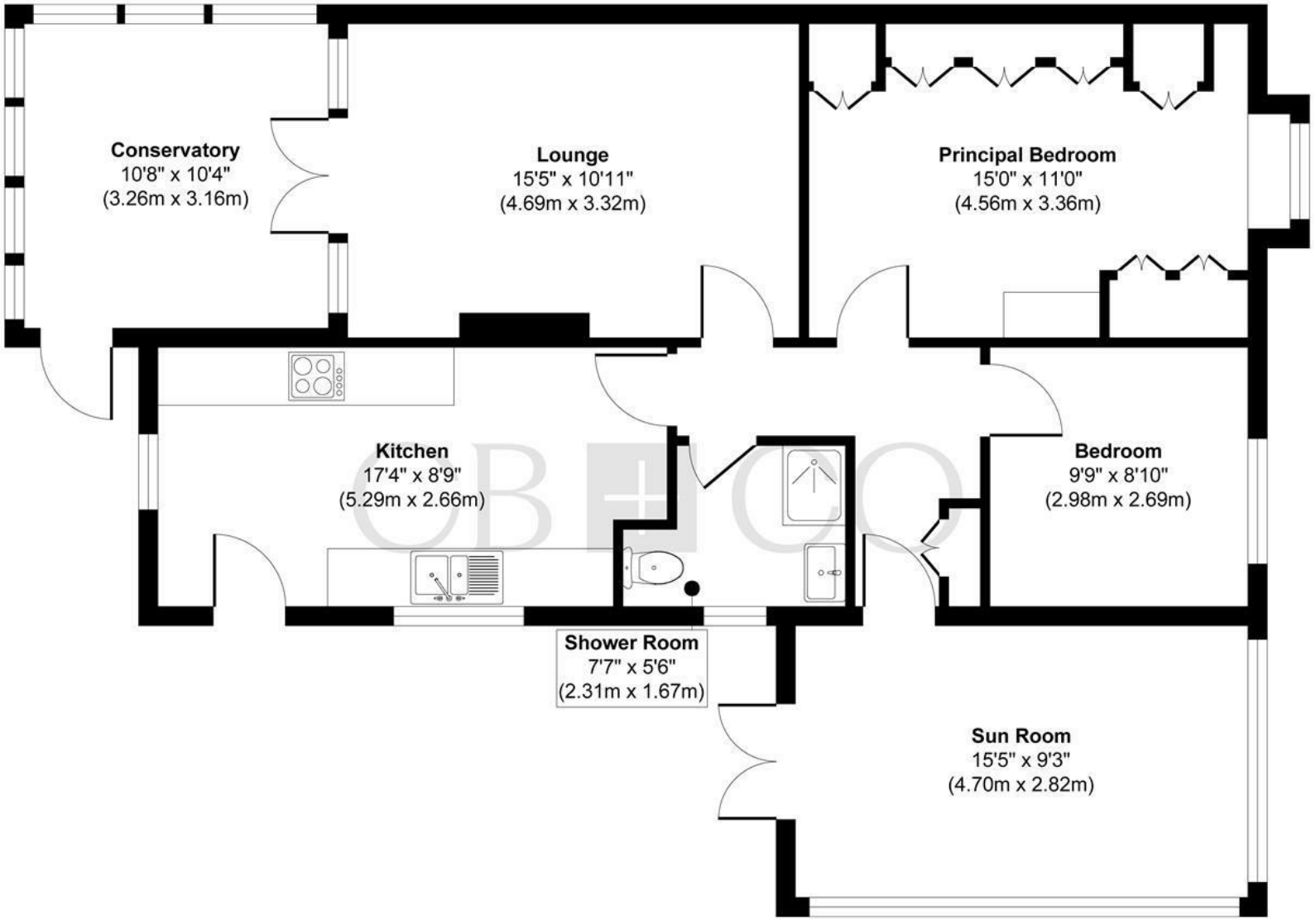








Bath Road



Floor Plan

Approx. Gross Internal Floor Area 942 sq. ft / 87.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

942.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Detached Bungalow – A desirable detached property offering convenient single-storey living, with well-planned accommodation and generous outdoor space.
- Generous Corner Plot – Positioned on a larger corner plot, the property benefits from gardens extending around the front and both sides, creating an enviable sense of space.
- No Onward Chain – Offered for sale with no onward chain, providing a straightforward opportunity for buyers looking to move without the complications of an existing property chain.
- Multiple Reception Rooms – The bungalow offers an impressive amount of versatile living space, with the lounge, conservatory and sun room providing plenty of options for relaxing, dining and entertaining.
- Principal Bedroom With Fitted Furniture – A particularly spacious double bedroom featuring a bay window and an excellent range of fitted wardrobes, bedside tables and drawers for extensive storage.
- Two Double Bedrooms – Both bedrooms are genuine doubles, offering excellent proportions and flexibility for comfortable bedrooms, guest accommodation or additional living requirements.
- Private Wraparound Garden – The mature wraparound garden is particularly private, with established bushes providing screening and several different spaces to enjoy throughout the day.
- Driveway Parking For Two Cars – A private driveway positioned to the side of the property provides parking for two vehicles and leads directly to the single garage.
- Single Garage – The attached garage provides valuable secure storage and additional practical space, with convenient access from the driveway.
- Popular Mickleover Location – Ideally positioned within the popular Mickleover area, the property is conveniently placed for local shops, amenities, leisure facilities and access towards Derby and surrounding areas.

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