

# East Avenue, Mickleover

aksresidential.com

£250,000



This property at a glance:



1



2



1



4



E



Watch the video





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## Sam says:

"This is such a bright and welcoming bungalow! From the moment you step into the lovely hallway, there's a really comforting feel in this neutral space. The bedrooms sit to the front of the property where the current bushes outside of the window add privacy. Bedroom one is a spacious room with plenty of floor space and lots of fitted wardrobe space and the second bedroom is a generous single room. The kitchen is a lovely bright space where you'll find a door out to the beautiful garden. There's cream shaker cupboards and space for under counter appliances too. The two windows flood this lovely space with light! The shower room is a modern space finished in grey and white with a corner shower and storage under the sink. My favourite room in this bungalow has got to be the living room. There's plenty of room for furniture and sliding doors out to the garden. I can imagine this being a lovely space to relax. The garden is just a fantastic space and there's so much to see! There's lots of plants and bushes that add colour to the space and there's patio areas too for outdoor furniture too, as well as a brick built storage area! There's more than meets the eye with this garden, with an extra space hidden behind the garage where the current owners have a shed and even more patio space. A gate leads you out to the driveway, where there's lots of parking and a fantastic low maintenance front garden space. Overall this is a fantastic bungalow in an ideal spot close to shops and bus links."



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## Did you spot...

This great bungalow has a private south facing garden



## A message from the seller:

"The bungalow was purchased in November 2012 by my mum. Over the following couple of years mum had a new kitchen and bathroom fitted and a new boiler which is situated in the loft. The bungalow was decorated throughout and has been re painted since in a neutral colour. The neighbours are all very friendly and there are shops and bus routes very close by which initially attracted mum to the bungalow. She has enjoyed many happy years here but the time has come to sell it on for someone else to enjoy".







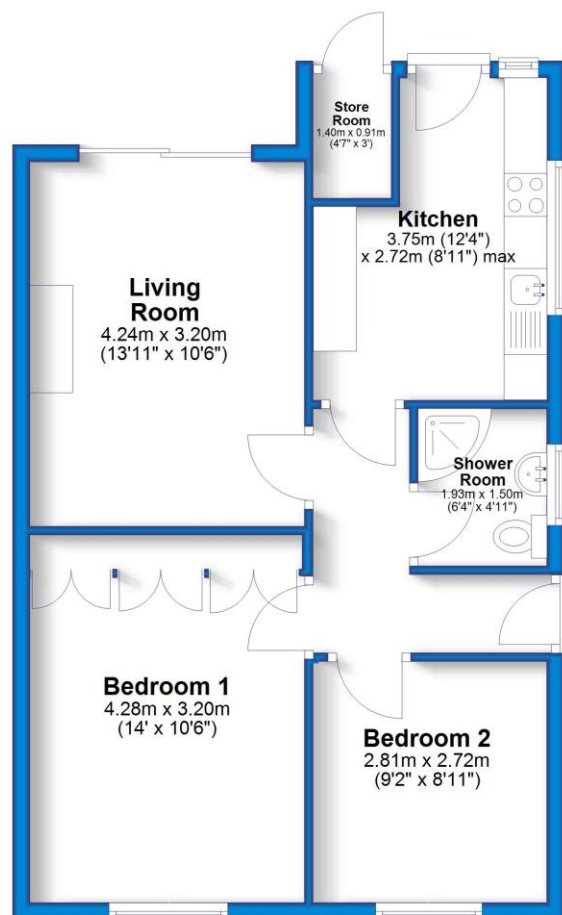
# Floor Plan



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## Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



300+ 5 star Google Reviews



## Key Features:

- SEMI-DETACHED BUNGALOW
- LARGE DRIVEWAY
- GREAT LOCATION
- EPC – E
- BEAUTIFULLY PRESENTED
- PRIVATE SOUTH FACING GARDEN



## About the area:

Mickleover is a fantastic village for the whole family, full of essential amenities. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, a charity shop and takeaway restaurants. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



## Schools:

There are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing  
with **Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

