



**26 Brierfield Way, Mickleover
Derby, DE3 9ST**

**** Littleover Community School catchment area **** Large extended family home situated in pleasant surrounding with an open aspect to the front and within walking distance of the bustling village centre of Mickleover. This superb detached property could easily be mistaken for two separate dwellings, but is in fact one spacious property with five bedrooms, two en-suite bathrooms, two separate reception rooms and a converted garage which has previously been used as a cinema room, but could easily be reinstated as a large double garage if required. The property is gas centrally heated via a combination boiler located in the utility room, is mostly PVCu double glazed and has a huge master bedroom complete with dressing area and an en-suite bathroom with a Jacuzzi style bath.



£435,950

Sitting Room 18' 8" x 11' 5" (5.69m x 3.48m)

Spacious dual aspect room with a large PVCu double glazed bay window to the front and PVCu double glazed French double doors to the rear. There is also a TV point, a central heating radiator and a feature fireplace.

Kitchen 11' 10" x 12' 4" (3.60m x 3.76m)

PVCu double glazed window to the rear, shaker style fitted units with laminate worksurfaces and ceramic tiled splashbacks, range style gas cooker with a stainless steel extractor hood over, plumbing for a dishwasher, fitted breakfast bar, stainless steel sink drainer, ceramic tiled flooring and a door leading to the utility room and garage.

WC 4' 0" x 8' 5" (1.22m x 2.56m)

PVCu double glazed window to the rear, WC, wash hand basin, ceramic tiled flooring and a central heating radiator.

Utility Room 8' 6" x 8' 0" (2.59m x 2.44m)

Space for a tall fridge freezer, plumbing for a washing machine, space for a tumble dryer and a door to the garage.

Garage Room 15' 9" x 17' 1" (4.80m x 5.20m)

Large open space, fully plastered out and carpeted, power and lighting, fitted cupboard space, PVCu double glazed double doors to the garden, access to the utility room and a concealed up and over garage door to the front.

Bedroom 1 21' 5" x 13' 2" (6.52m x 4.01m)

Two PVCu double glazed windows to the front, two to the rear, a dressing area with fitted wardrobes and drawers, a central heating radiator and access to a good size en-suite bathroom.

En-suite 7' 10" x 7' 3" (2.39m x 2.21m)

PVCu double glazed window to the rear, a heated towel rail, WC, wash basin, ceramic tiled floor and walls plus a large fitted Jacuzzi style bath.

Bedroom 2 10' 10" x 9' 10" (3.30m x 2.99m)

Secondary double glazed window to the rear, a central heating radiator and a door leading to the en-suite.

En-suite 5' 11" x 6' 10" (1.80m x 2.08m)

PVCu double glazed window to the rear, a tiled shower cubicle with an electric shower fitted, laminate flooring, WC wash basin and a heated towel rail.

Bedroom 3 11' 6" x 9' 8" (3.50m x 2.94m)

PVCu double glazed windows to the front, a central heating radiator and a range of fitted wardrobes.

Bedroom 4 13' 0" x 8' 0" (3.96m x 2.44m)

Two PVCu double glazed windows to the front, a central heating radiator and a recess over the stair well for storage.

Bedroom 5 13' 5" x 8' 8" (4.09m x 2.64m)

Secondary glazed window to the rear and a central heating radiator.

Family Bathroom 7' 3" x 5' 5" (2.21m x 1.65m)

PVCu double glazed window to the rear, WC, wash basin in vanity unit with cupboards under, a double shower enclosure with glass screen, ceramic tiled floor and walls and a heated towel rail.

Outside

The property is set back from the road beyond a three car tarmac driveway which leads to the garage door. There is an adjacent lawned foregarden with access along the left hand side of the property to the rear garden. The rear garden is split level

**Our contact details**

Viewings **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view or**
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