



## Cavendish Way, Derby, DE3 9BL

£295,000



Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Mickleover, Derby. Situated close by to numerous amenities such as local shops, and pubs. Not to mention being in the catchment area for well regarded schools. This property would be a great fit for first time buyers or a growing family.

Ground floor accommodation comprises of an entrance hall that leads into the main reception room, kitchen and stairs to the first floor. The living room is a generous size with log burner style fireplace and a front aspect bay window flooding the room with natural light. The galley kitchen is ample in size and benefits from integrated appliances such as an oven, hob and extractor fan and built in dishwasher with more than enough room to add further freestanding appliances. Off from the kitchen is the formal dining room which has more than enough room for the full family. The ground floor also features a snug area to the rear aspect with sliding doors to the rear garden and a downstairs WC.

- Four Bedroom Semi Detached Family Home
- Integrated Kitchen Appliances
- Ample Off Street Parking Via a Double Driveway.
- Excellent Transport Links
- EPC Rating - B
- Garage Converted To Fourth Bedroom With Ensuite
- Downstairs WC
- Close By To Numerous Amenities
- Solar Panels
- Freehold - Council Tax Band - C

