



Hoyle Court  
Mickleover Derby



## Property Description

Hall & Benson are delighted to bring to market this extremely well presented, detached home located in a sought after cul-de-sac in Mickleover.

The property has been extended and maintained to a very high specification by it's current owners, and offers ample living space throughout.

The ground floor accommodation offers a spacious hallway, cloakroom, study, lounge, and open plan living / kitchen / dining area. The first floor presents four double bedrooms, one of which offers an en-suite, and a family bathroom.

As the property is located on a corner plot, it benefits from having a spacious front and rear garden. The front driveway offers ample parking for at least three vehicles. To the rear is a landscaped garden with access to the detached garage.

An internal viewing is highly advised to appreciate what this lovely home has to offer.

## Ground Floor

### Entrance Hallway

Accessed via the composite front door, tiled flooring with under-floor heating, one radiator.

### Cloakroom

Tiled flooring, part tiled walls WC, sink with mixer tap, one radiator, UPVC double glazed frosted window to the side elevation.

### Study

8' x 7' ( 2.44m x 2.13m )

Laminate flooring, one radiator, UPVC double glazed window to the side elevation.

### Lounge

13' 3" x 14' 4" max ( 4.04m x 4.37m max )

Oak flooring, one radiator, UPVC double glazed window to the front elevation, gas fire.

### Kitchen

10' 9" max x 15' 8" ( 3.28m max x 4.78m )

Tiled flooring with under-floor heating, wall and base units and island with Quartz worktops, integrated fridge-freezer, dishwasher, washing machine, tumble dryer, microwave and electric oven and grill, four ring induction hob with extractor fan above, sink with tap and boiling water tap, aluminium double glazed bi-fold doors to the rear elevation.

### Dining Room

11' 3" x 10' ( 3.43m x 3.05m )

Tiled flooring with under-floor heating, open to the kitchen and conservatory.

### Conservatory

11' 11" max x 8' 7" max ( 3.63m max x 2.62m max )

Tiled flooring with under-floor heating, UPVC double glazed windows and French doors to the side elevation, one skylight, with a tiled warm roof conversion.

## First Floor

### Landing

Carpeted flooring, access to all bedrooms and the family bathroom.

### Bedroom One

11' 11" plus wardrobes x 10' ( 3.63m plus wardrobes x 3.05m )

Laminate flooring, one radiator, UPVC double glazed window to the front elevation, fitted wardrobes.

### En-Suite

Laminate flooring, part tiled walls, shower cubicle, WC, vanity sink with mixer taps and fitted cupboards, one radiator, UPVC double glazed frosted window to the front elevation.

### Bedroom Two

12' 10" x 10' ( 3.91m x 3.05m )

Laminate flooring, one radiator, UPVC double glazed windows to the front and side elevations, built in storage cupboard.

### Bedroom Three

8' 9" plus wardrobes x 8' plus wardrobes ( 2.67m plus wardrobes x 2.44m plus wardrobes )

Laminate flooring, one radiator, UPVC double glazed window to the rear elevation.

### Bedroom Four

9' plus cupboard x 10' 1" ( 2.74m plus cupboard x 3.07m )

Laminate flooring, one radiator, UPVC double glazed window to the rear elevations, built in boiler cupboard.

### Bathroom

Vinyl flooring, part tiled walls, bath with overhead shower, WC, vanity sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the rear elevation.

### Outside

To the front is a tarmac driveway with cobbled edges.

The rear comprises of a tiled area, raised lawn, wooden pergola, car parking space in front of the garage accessed via double wooden gates,

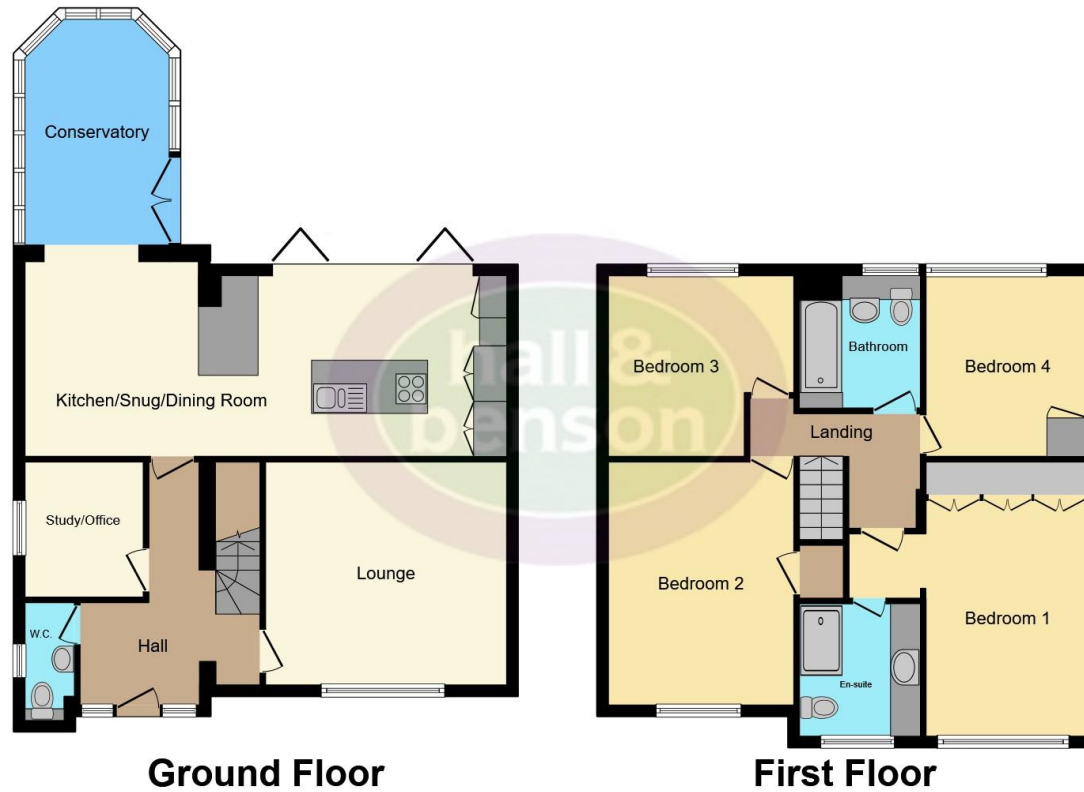
### Garage

Electric door to the front elevation, insulated throughout, equipped with lighting and electrics.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allegtree@hallandbenson.co.uk](mailto:allegtree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

**EPC Rating: C**

**[check out more properties at hallandbenson.co.uk](http://hallandbenson.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ATR101907 - 0002