



College Green Walk
Mickleover Derby



Property Description

Situated in the popular Mickleover, this beautifully presented three-storey townhouse offers versatile and contemporary living across three well-designed floors. Ideal for families or professionals, the property boasts three generous bedrooms and a flexible fourth bedroom, currently used as a study, making it perfect for home working.

The ground floor comprises a welcoming entrance hall, modern kitchen, a spacious lounge area with doors opening onto the rear garden, and a convenient downstairs WC. On the first floor, you'll find two double bedrooms, a third single bedroom/study, and a stylish Jack and Jill family bathroom.

The entire top floor is dedicated to the impressive principal bedroom suite, complete with a separate dressing area and a modern en suite shower room.

Externally, the property benefits from an enclosed rear garden, private off-road parking, and a garage located to the rear of the property.

This is a fantastic opportunity to purchase a modern home in a quiet residential area, close to local amenities, schools, and excellent transport links.

Entrance/Hallway

17' 6" x 7' 1" (5.33m x 2.16m)

A welcoming entrance hallway with stairs leading to the first floor and doors providing access to the downstairs WC, kitchen diner, and lounge. Bright and neutrally decorated, the hallway sets the tone for this spacious and well-presented home.

Downstairs W.C

Wash hand basin and toilet with double glazed window to front elevation.

Kitchen/Diner

17' 6" x 8' 9" (5.33m x 2.67m)

A modern, well-equipped kitchen with a range of wall and base units, integrated appliances, and ample worktop space. The dining area provides a sociable space for family meals or entertaining, with a front-facing window allowing in plenty of natural light.

Lounge

16' 3" x 14' 4" (4.95m x 4.37m)

Positioned at the rear of the property, the spacious lounge offers a comfortable and relaxing living space with French doors opening out to the rear garden.

Landing

Study/Bedroom Four

7' 3" x 6' 4" (2.21m x 1.93m)

Currently used as a home office/study, this room offers flexibility.

Bedroom Three

10' 8" x 8' 6" (3.25m x 2.59m)

Another good-sized double bedroom, located at the front of the property.

Bedroom Two

16' 3" x 11' 7" (4.95m x 3.53m)

A generous double bedroom with a window overlooking the rear garden. Currently being used as a second reception room.

Bathroom

This modern family bathroom features a three-piece suite including a paneled bath, WC, and wash hand basin. Accessible from both the landing and bedroom two, offering added convenience.

Second Floor

Bedroom One

15' 7" x 12' 7" (4.75m x 3.84m)

Occupying the entire top floor, this spacious master bedroom includes a generous dressing area and access to a stylish en suite shower room with WC, wash basin, and enclosed shower.

Dressing Room

8' 3" x 5' 4" (2.51m x 1.63m)

En Suite

Garage

19' 4" x 9' 5" (5.89m x 2.87m)

Single garage benefiting from lighting and power sockets.

Outside

To the rear of the property is a low-maintenance enclosed garden, perfect for relaxing or entertaining. The garden provides direct access to the garage, ideal for storage or secure parking. In addition, the property benefits from a private parking space to the rear.

Location

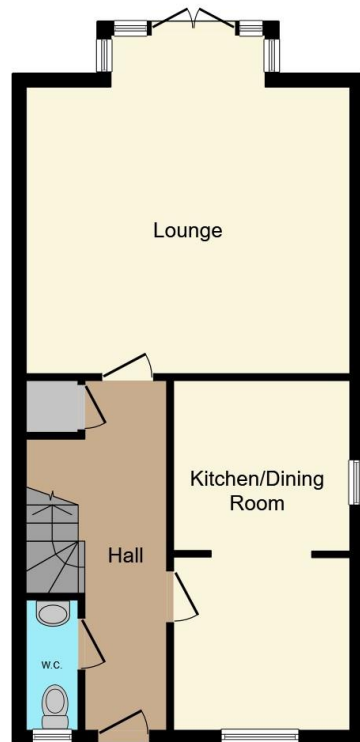
Located in the desirable suburb of Mickleover, College Green Walk is part of a well-regarded modern development. With access to excellent local amenities, reputable schools, and convenient access to both the city centre and major transport links.

The location also offers excellent connectivity. The A38 and A50 are just minutes away, providing easy access to Derby city centre, the Royal Derby Hospital, and onward links to the M1, East Midlands Airport, and other Midlands destinations. Public transport options are also readily available, with regular bus services into the city.









Ground Floor



First Floor



Second Floor

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

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 Band: B

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Tenure: Freehold



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