

# Barbon Drive, Mickleover

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Offers in the region of  
**£420,000**



This property at a glance:



2



4



2



2



B



Watch the video



# Barbon Drive, Mickleover



## Ben says:

"Barbon drive is in a great position on the estate with a lovely outlook and lots of privacy. The kitchen, dining, family area which is across the whole of the back of the house really is the heart of the home with plenty of space and a great view over the garden. The fact that this home has four spacious double bedrooms really is a selling point for me as it accommodates a big family with plenty of space for everyone."



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# Barbon Drive, Mickleover



**Did you spot...**

The amazing  
modern kitchen  
dining space?



## A message from the seller:

"We love living here, it is always warm and cosy and the flow of the house is so user friendly. Being a new build, everything is in good working order, there are no maintenance issues, it's so easy to keep clean and shiny. Every room has enough space and storage and it makes life so convenient. The proximity to the village facilitated by the clever landscaping of the development means we can use the cut through at the end of our private drive and be in Mickleover in minutes. The nearby dog walks, shops, pubs, wine bar and eateries are literally on the doorstep. The privacy and views where we live will be hard to beat; it's generally regarded as the best drive on the development for position and peace and quiet. We moved here for work and are moving again for work and honestly if we could transport the house we would - it fits our furniture, our family and our lifestyle perfectly and is such a comfortable and relaxed place to live."





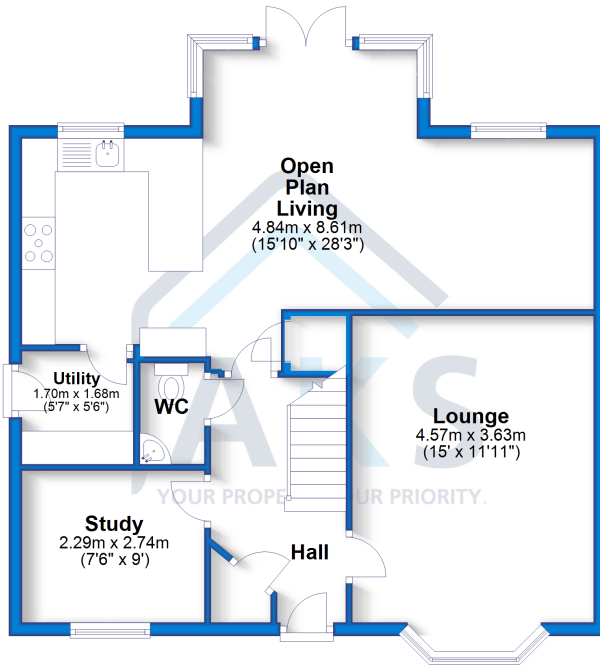
# Floor Plan



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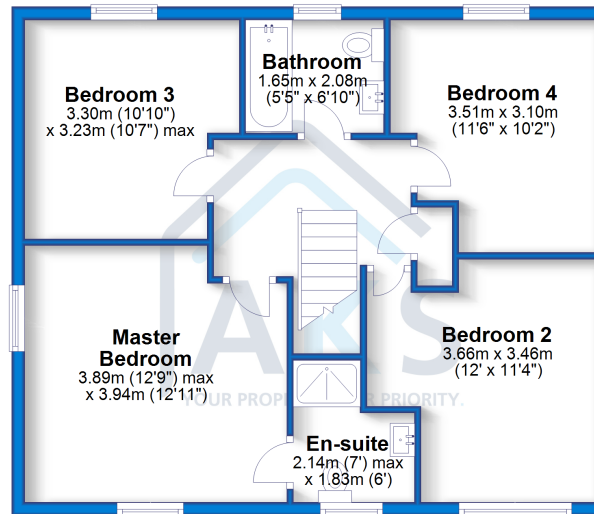
## Ground Floor

Approx. 74.7 sq. metres (804.6 sq. feet)



## First Floor

Approx. 64.7 sq. metres (696.3 sq. feet)

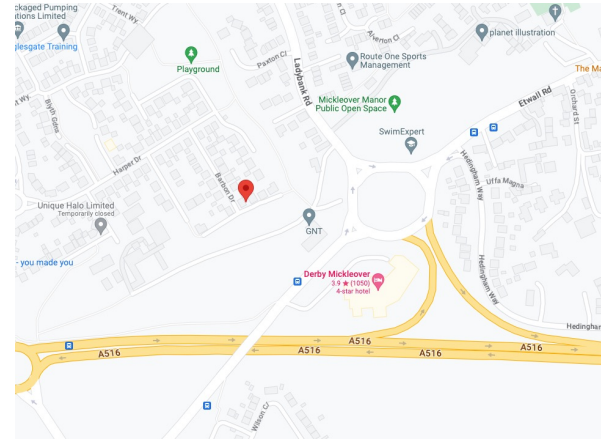


Total area: approx. 139.4 sq. metres (1500.9 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- Situated on a quiet cul-de-sac
- Private location overlooking trees to front
- Modern family home
- Easy access to a38, a50 and royal derby hospital
- Four double bedrooms
- Large open plan kitchen, dining and family area
- EPC rating B



## 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:

Five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwall.



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

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

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

