

Regents Drive, Mickleover

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Offers in the region of
£350,000



This property at a glance:



1



4



3



2



B



Watch the video



Regents Drive, Mickleover



Ben says:

"Originally a Barratt Home, being just a few years old, you get the benefit of a new build and the snagging work has all been done and it is ready to move straight into! It's also quite deceptive, the four bedrooms are all double bedrooms which is very rare and the master bedroom also currently has a super king bed in it too! This is a popular estate as you can easily walk into the village but also be straight onto the major road such as A38, A50 and A52!"



Regents Drive, Mickleover



Did you spot...

The 2 en-suite bedrooms at this property!



A message from the seller:

"Living in this home has truly been a pleasure. The estate's numerous park areas have been a wonderful addition to our lifestyle, offering ample space for leisurely walks and enjoying the outdoors. The convenience of having nearby shops and friendly pubs has made daily tasks and socializing a breeze. The four bedrooms have proven invaluable for our work-from-home setup, providing ample room for both productivity and relaxation. The central heating/hot water system has been a standout feature, the two power showers always have hot water available, no weak electric showers here! Additionally, having CAT6 ethernet in three of the bedrooms and the living room has streamlined our connectivity needs. Overall, this home has provided us with comfort, convenience, and a great sense of community, making it an exceptional place to live."





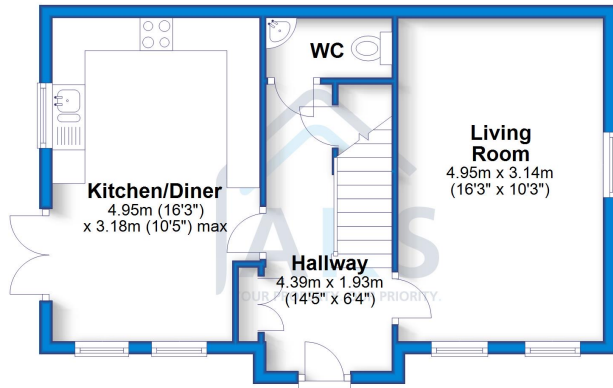
Floor Plan



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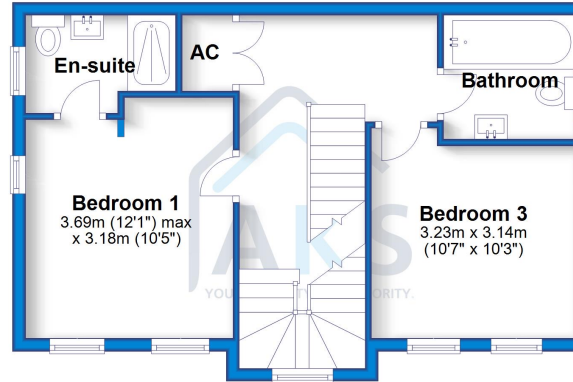
Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



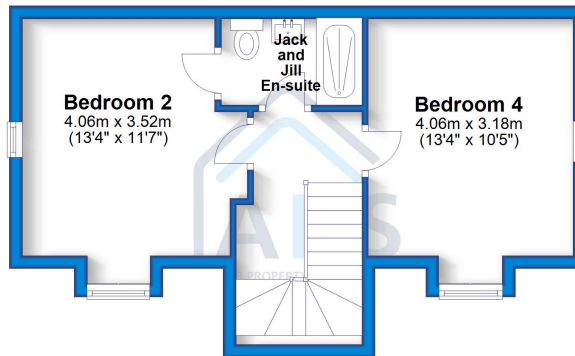
First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.1 sq. feet)

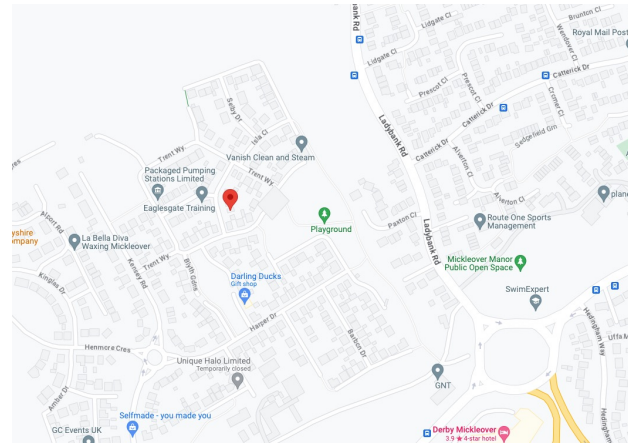
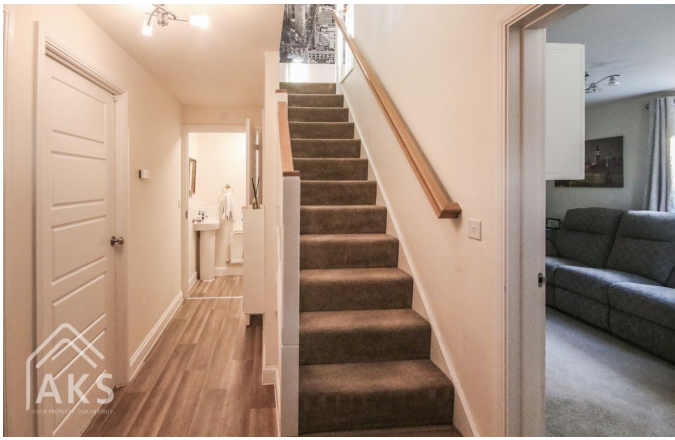


Total area: approx. 118.6 sq. metres (1277.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- Driveway Parking for 2 Cars & A Single Garage
- Four Double Bedrooms with 2 En-Suite
- 6 Years NHBC Warranty Remaining
- Short Drive to Royal Derby Hospital
- Easy Access to A50 & A38 Making It Ideal for Commuters
- EPC Rating B



About the area:

Mickleover is a fantastic village for the whole family. 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 Etwell.



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

