

Starflower Way, Mickleover

aksresidential.com

£325,000



This property at a glance:



1



3



2



2



B



Watch the video



Starflower Way, Mickleover



Mikaela says:

“What a beautiful home! The first thing that jumps out to me is how neutral and modern this home is. The living room is a great size and looks out to the front of the house. There's a kitchen diner to the back which is really desirable these days, along with a guest WC. The kitchen diner is fantastic with lots of natural light flooding through the patio doors from the garden. Upstairs there are 2 really good sized double rooms and a generously sized single. Again the bathroom and en-suite are really neutral and would appeal to anyone's taste. This house also has a great curb appeal. We're in a popular area here and there's some great amenities nearby. This would make a really lovely family home”



Starflower Way, Mickleover



Did you spot...

That this modern home is only 5 years old?



A message from the seller:

"Welcome to our house! This was our first property and we have loved living here. The house is located on a lovely, quiet estate and on our doorstep we have fields all around us where we have access to some great walks yet are in close proximity to pubs (our favourite being the 'Bluebell' just down the road), supermarkets and a great little primary school next door. Less than a minutes walk up the road we have been lucky enough to have a fabulous farmshop cafe where we've enjoyed a coffee and cake after a countryside walk. We are sadly moving due to being slightly too far away from our work and ready for our next adventure. We have great neighbours and have made some lovely memories in this house. We hope you love it just as much as we have!"

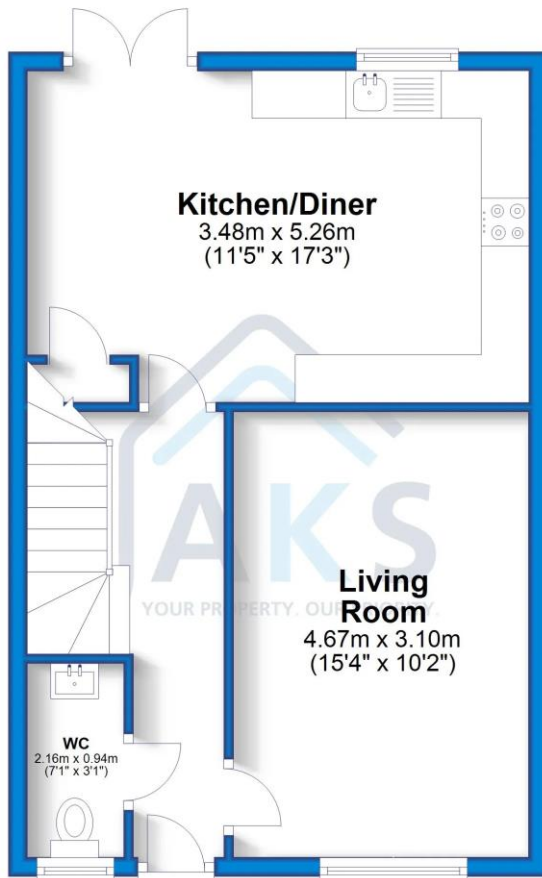




Floor Plan

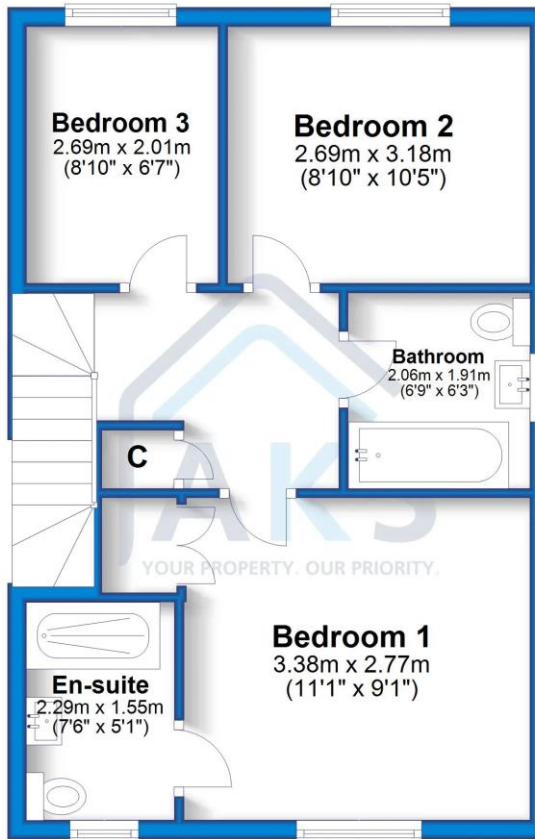
Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 82.9 sq. metres (892.6 sq. feet)



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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- 5 YEARS LEFT OF NHBC
- NEUTRAL DÉCOR
- TURN KEY CONDITION
- EN-SUITE TO MASTER
- POPULAR LOCATION
- EPC 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:

There are 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 **Mikaela** call **01332 30 30 30**

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

