

# Moors Close, Mickleover

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Offers over  
£290,000



This property at a glance:



1



3



1



3



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# Moors Close, Mickleover



## Mikaela says:

*"This home really encapsulates stylish, open plan living. The downstairs feels like a lovely open and airy space. The bright and inviting living room overlooking the green is a real bonus. There's storage downstairs too, as well as a guest WC and a very stylish kitchen. Everything is integrated with lots of counter top space and its plenty big enough for a family dining table. There's also some great bi-fold doors out onto a very private and partially walled garden. Upstairs, there's more storage on the landing, 3 really good sized bedrooms and a modern main bathroom. Two of the bedrooms benefit from fitted wardrobes! Outside, the current owner has extended the driveway so there's now parking for up to 3 vehicles! You're within walking distance of Mickleover town centre here and there are some lovely scenic walks nearby too! If you're looking for a peaceful location, but still close enough to everything you need, within a comfy and stylish home, this could be the one for you!"*



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**Did you spot...**

Its lovely cul-de-sac location next to greenery?



## A message from the seller:

*"We're excited to move because our family has outgrown this lovely home, and we're in need of a bigger space to accommodate our needs. However, this house has been a cherished haven for us, filled with countless happy memories. The neighborhood is wonderful, with friendly and supportive neighbors who have made our time here truly special. We believe this home will be a perfect fit for anyone looking to find a welcoming and vibrant community."*





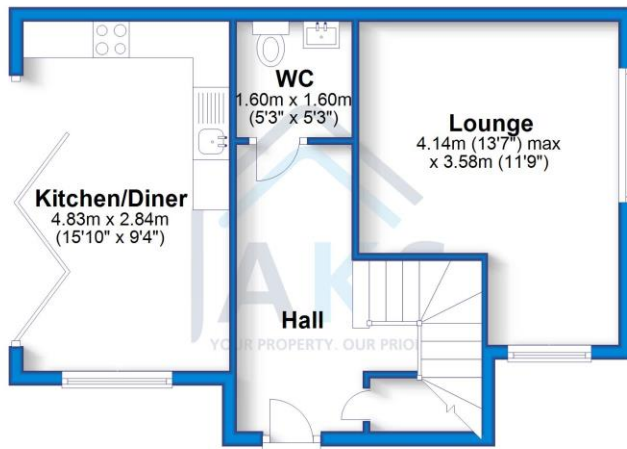
# Floor Plan



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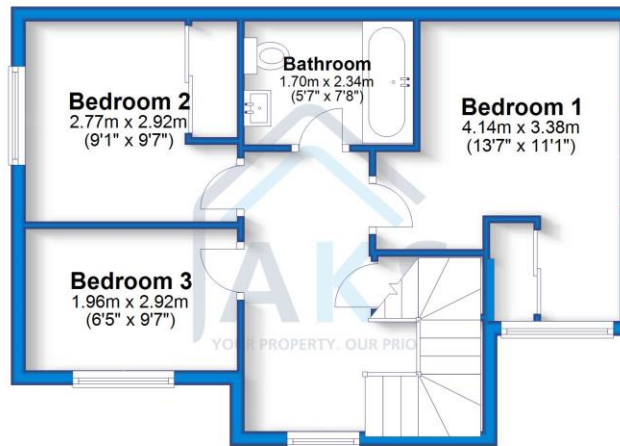
## Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





200+ 5 star Google Reviews



## Key Features:

- CUL DE SAC LOCATION
- MODERN OPEN PLAN LIVING
- NHBC WARRANTY STILL IN PLACE
- EXTENDED DRIVEWAY PARKING
- 3 BEDROOMS



## 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

