

# Western Road, Mickleover

aksresidential.com

Offers in excess of  
**£485,000**



This property at a glance:



3



5



1



4



D



Watch the video





# Western Road, Mickleover



## Mikaela says:

*"What a lovely home! It offers a wonderful amount of living space downstairs. Not only do you have a bright and cosy living room, there's a large living area to the back of the home too, as well as the modern galley kitchen, a spacious dining area and a beautiful conservatory/garden room which really gives the feeling of bringing the outdoors, indoors! Downstairs, there's also a guest WC off the hallway and a utility room that can be accessed from the back of the house, both really handy! Upstairs there are 5 good sized bedrooms with plenty of room for furniture and storage, all bright and welcoming. There's also a 4 piece family bathroom upstairs too, always a benefit to have the separate shower cubicle as well as the bath. Outside the front of the home, there's a huge driveway offering lots of parking space and there's even a separate carport, as well as a single garage. The back garden is just gorgeous here, its private, very spacious has various areas for patio furniture and lots of lawn space - I imagine children and dogs would really enjoy running around in this beautiful space! What a lovely family home"*



[aksresidential.com](https://aksresidential.com)





# Western Road, Mickleover



## Did you spot...

The double  
sliding doors into  
the large  
conservatory?



## A message from the seller:

(Written from the perspective of the house!) *"My current owners have lived here for 16 years. In that time i have been very well looked after. When they moved in, they were a young family and with many years of fun and laughter i've watched the children grow up into young adults. One by one they flew the nest and now my owners say I'm getting too big for just the two of them! It's time for me to now have a new family, so they can share the same laughter with me and make more memories, just like my current owners!"*

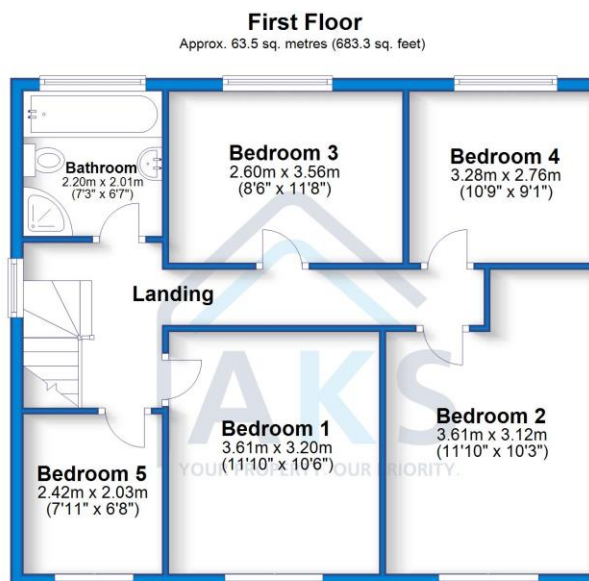
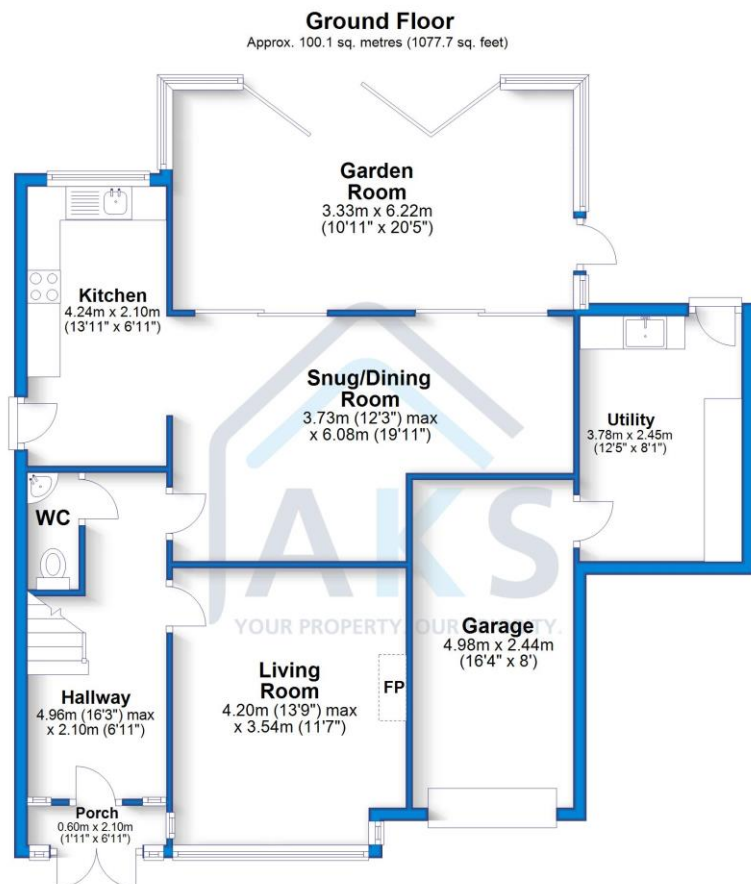




# Floor Plan



aksresidential.com



Total area: approx. 163.6 sq. metres (1760.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



## Key Features:

5 BEDROOMS

GREAT AMOUNT OF LIVING SPACE

LARGE UTILITY AREA

VERY SPACIOUS GARDEN

SINGLE GARAGE, PARKING FOR MULTIPLE VEHICLES AND A CAR PORT



## 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 Etwell.



200+ 5 star Google Reviews



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

