

Woodcock Square, Mickleover

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Offers in excess of
£190,000



This property at a glance:



Watch the video

Woodcock Square, Mickleover



Mikaela says:

"This two bedroom home would make a great buy for a first time buyer or investor. The cul-de-sac in which the property sits is ever so quiet and you can tell the other residents of this lovely area really care for their homes. Inside the house there's a good sized lounge that looks out to the front and the home benefits from a guest WC which I think is quite rare for a 2 bedroom home! There's also a kitchen diner and a useful, large storage cupboard too. Upstairs, there's a master bedroom with fitted wardrobes and a great sized second bedroom too, as well as the main bathroom. The garden is a great space and overlooks a green area with large trees around adding privacy. The home is within walking distance of the shops in Mickleover which is really handy!"



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Did you spot...

The spacious
kitchen diner?



A message from the seller:

"Welcome to our house! We hope you will agree that it is a lovely home, in a small, secluded development of just 8 properties with lots of trees and greenery, and yet close to major roads and motorways. The neighbours are very friendly and some have lived here since the houses were built in 2002. The village of Mickleover is just down the road, with all its good shopping and schools!"





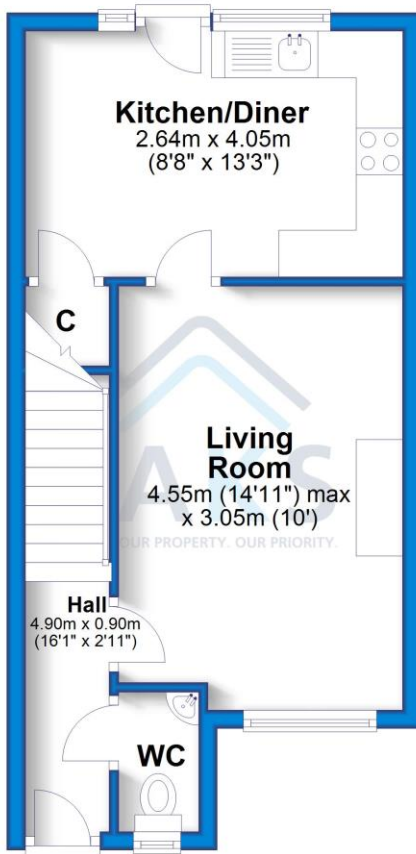
Floor Plan



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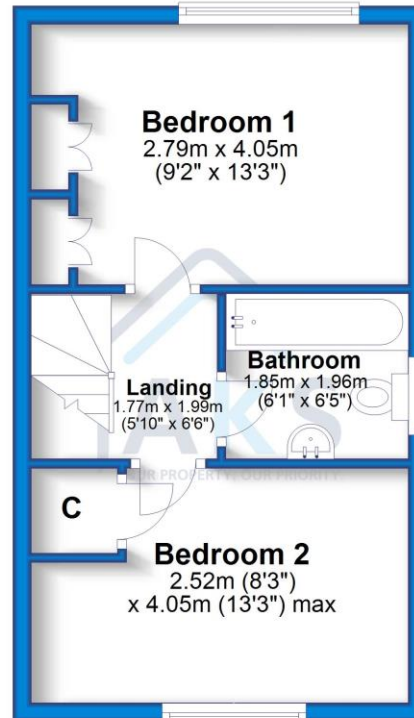
Ground Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Key Features:

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- EPC RATING C
- GUEST WC
- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES



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.



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

