

# Barbon Drive, Mickleover

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Offers in excess of  
**£415,000**



This property at a glance:



1



4



2



2



B



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## Sam says:

*"I love this home, it is perfect for family life. The large kitchen, dining, living space really is the heart of the home with social space for the family and entertaining friends. There is a lovely lounge to relax in with a bay window letting in lots of natural light. The whole house is modern and presented to a high standard. There is an office downstairs however the current owners have had the garage converted for business purposes which would make a great work from home space or a multitude of other uses. Upstairs all the bedrooms are doubles which is practical for family living and bedroom one benefits from an en-suite shower room. It is situated in a quiet location of Mickleover with driveway parking. The house just flows perfectly for busy family life."*



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## Did you spot...

This property  
benefits from a  
beautifully  
converted garage



## A message from the seller:

*"We have lived here for four years since it was built and we have loved our time here. The location is great, being only a short walk to the village of Mickleover, there's a local park for the children and nice walks for dog owners. We are situated in a quiet cul-de-sac with friendly neighbours. The house itself has been perfect for our family and it really helps being able to work from home in the converted garage. It is now time for us to move on with our relocation and we hope whoever buys our home, are as happy as we have been here!"*







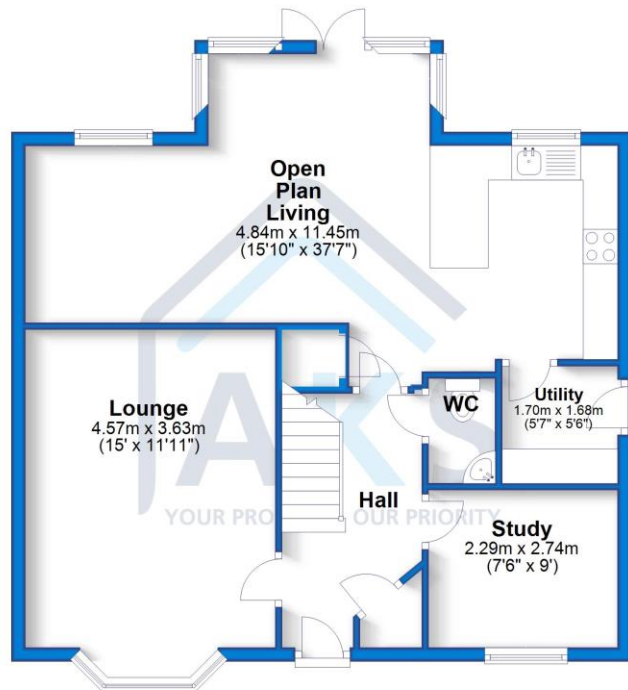
# Floor Plan



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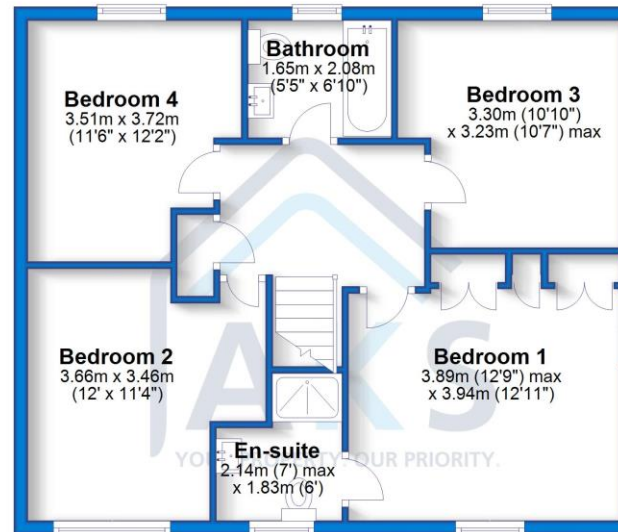
## Ground Floor

Approx. 77.9 sq. metres (838.3 sq. feet)



## First Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



Total area: approx. 142.0 sq. metres (1528.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- BEAUTIFUL FAMILY HOME
- GREAT LOCATION
- CONVERTED GARAGE
- FOUR DOUBLE BEDROOMS
- OFFICE
- EPC RATING 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:

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  
**Sam** call  
**01332 30 30 30**

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

