

# Kensey Road, Mickleover

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£270,000



This property at a glance:



1



4



2



2



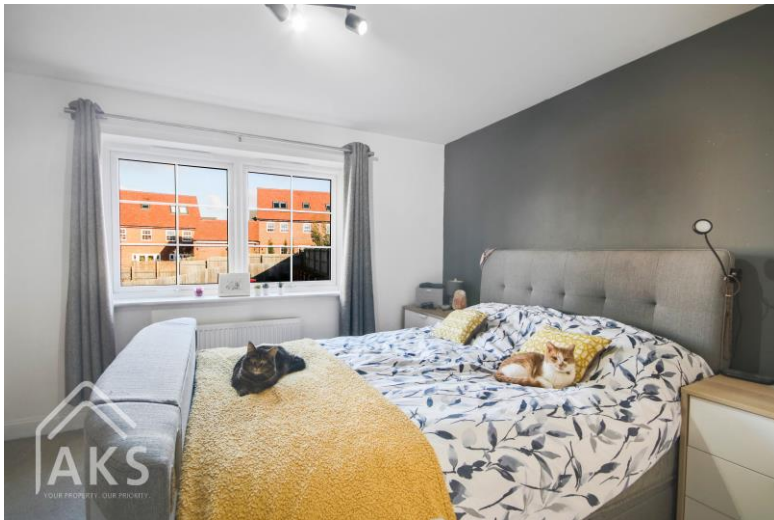
B



Watch the video



# Kensey Road, Mickleover



**Sam says:**

*"This home is fantastic value for money. I love the versatility of the property, having a fourth bedroom on the ground floor that can be used as an office if required and the lounge on the first floor could be a fifth bedroom if needed as there is living space on the ground floor too! The kitchen, dining, family area really is the heart of the home, the kitchen having integrated appliances, there is even a breakfast bar! The patio doors lead out onto the garden making it a wonderful entertaining space in the summer months! The first floor has a large lounge with 2 windows allowing in lots of natural light, there is then bedroom one with plenty of space for wardrobes and benefits from an en-suite shower room. Heading up to the top floor there are 2 further great sized double bedrooms, one having a Velux window and a storage cupboard. There is then the family bathroom which has an over the bath shower. Outside, the garden is really low maintenance with mainly decking and patio slabs, there is a gate leading out to the 2 car driveway behind, there is even an option to purchase the hot tub from the current owners! The amount of space and versatility you get with this home really makes it great value for money!"*



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# Kensey Road, Mickleover



## Did you spot...

This fantastic 4 bed home has a back gate leading out to a 2 car driveway



## A message from the seller:

*"Welcome to our house. We have lived here since the house was built in 2018 and watched the lovely community build up around us. The house offers a huge amount of space and has been a fantastic family home for us and our teenage daughters. We are moving from the area due to work and are looking to find a similar home in our new area. The house is very versatile and can suit different types of families and there are good local primary and secondary schools. Mickleover village is a short walk away as is the park on the estate. A38, A50 and Royal Derby hospital also easily commutable and there is a good bus route to town. We have been happy here and hope the next residents of Kensey Rd are enjoy the house as much as we have!"*





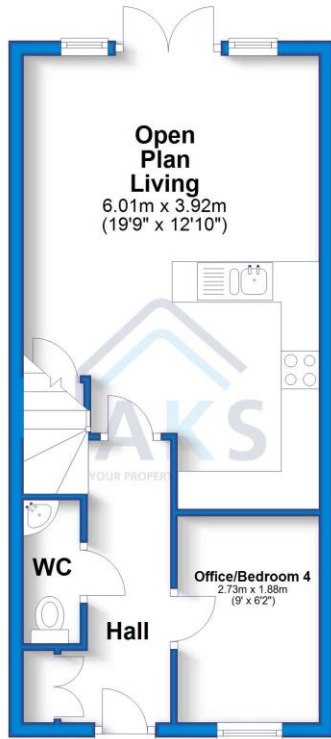
# Floor Plan



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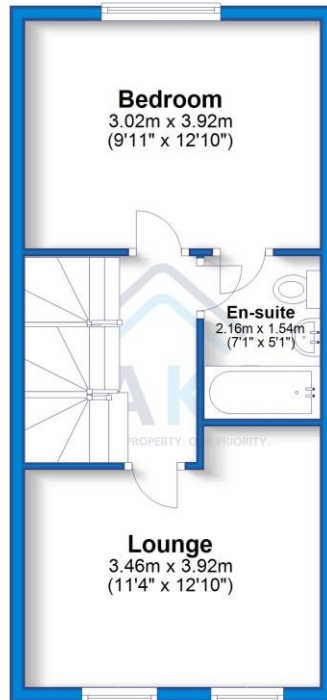
## Ground Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



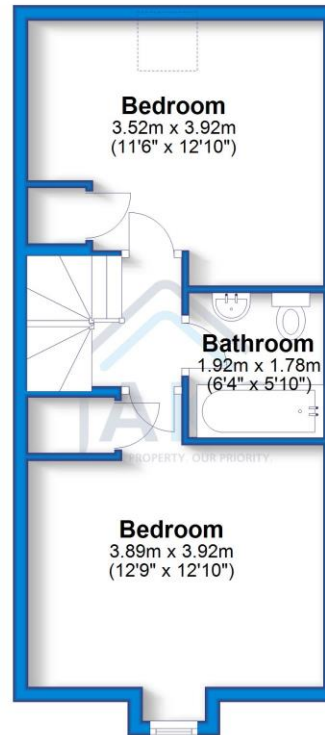
## First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



## Second Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 104.5 sq. metres (1124.9 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- FANTASTIC LOCATION
- VERSATILE LIVING
- DRIVEWAY PARKING TO THE REAR
- DOUBLE BEDROOMS
- DOWNSTAIRS WC
- EPC RATING B
- LOVELY LOW MAINTENANCE BACK GARDEN



## 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 Etwall.



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

