

£410,000



This property at a glance:



1



4



2



2



B



Watch the video



Amber Drive, Mickleover



Sam says:

"This home has such kerb appeal! The artificial lawn at the front creates a lovely finish. The location is fantastic too, close by to Mickleover amenities and within a popular development. There's a separate study space downstairs, which is great for anyone working from home and not having a take up a bedroom! There's a welcoming lounge and a large kitchen diner which spans the width of the home. It has an incredibly modern finish in there with fantastic bi-fold doors out onto a well thought out garden. There's artificial lawn out there, a great decked area and even a space down the side of the home that the current owners have turned into a bar! There's a utility and a guest WC downstairs too! Upstairs, there are 4 great sized bedrooms, 3 of which have fitted wardrobes. There's an en-suite to the master and a family bathroom, both finished to a beautiful standard with neutral and modern tiles. This really would make a great fit for a growing family."



Amber Drive, Mickleover



Did you spot...

This beautifully presented home offers a modern layout with a downstairs study



A message from the seller:

"Welcome to our house. We're gutted to be selling, but due to a change in our circumstances and our daughter starting a new school we are looking to move on to pastures new. This house is in a lovely semi rural area with everything needed close by or a short drive. If only we could pick up our house and take it with us!"





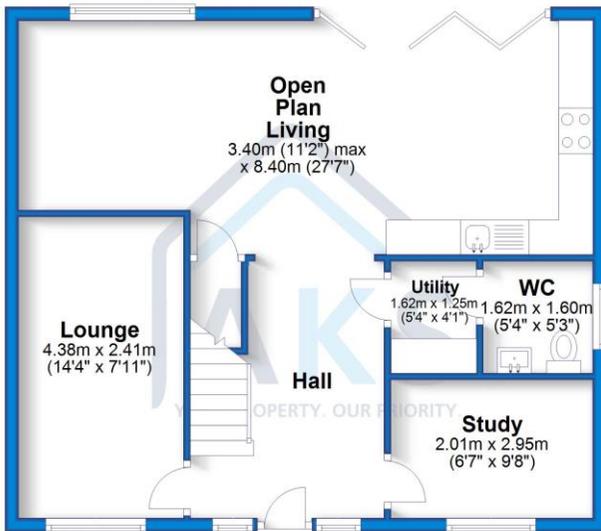
Floor Plan



aksresidential.com

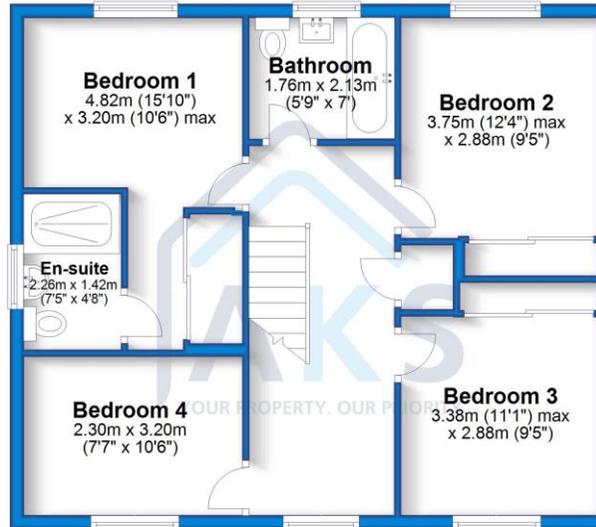
Ground Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



Total area: approx. 121.4 sq. metres (1306.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- DOWNSTAIRS STUDY
- EN-SUITE TO MASTER
- LANDSCAPED GARDEN
- POPULAR AREA CLOSE TO AMENITIES
- EPC RATING B
- MODERN KITCHEN DINER



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

