

# Trent Way, Mickleover

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Offers in excess of  
**£260,000**



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This property at a glance:



1



3



1



2



B



Watch the video



# Trent Way, Mickleover



## Mikaela says:

“This home has been beautifully modernised from the moment you step through the door, with statement panelling running up the stairs making this a truly inviting space. The bright and spacious living room sits to the front of the house, with views out to the trees and green space.

With its modern décor, fixtures and fittings, this is a beautiful space to unwind and relax at the end of a busy day. There's even a smart thermostat, meaning you can control your heating remotely. A great feature!

It's clear that so much thought has gone into the kitchen diner. It's neutral colour scheme with all the practical, additional extras such as fridge-freezer, washer-dryer, dishwasher and a wine cooler make this a fantastic space! This spacious room means you have space for your dining table to enjoy mealtimes. The built-in storage under the stairs keeps shoes and belongings neatly out of sight, while a large downstairs toilet adds extra convenience as well as a handy porch area leading out to the back garden. Perfect for shoes or muddy paws!

Upstairs, you'll find three generous double bedrooms, including the main bedroom which has additional storage. The modern family bathroom includes a stylish three-piece suite with a bath, overhead shower, toilet, and sink. The garden is beautifully landscaped and designed for easy upkeep, with artificial lawn and a large patio area. Perfect for relaxing or entertaining. The garden is south facing, enjoying plenty of sun throughout the day. There's a garden shed for storage too, as well as handy side access creating a great space to tuck the bins out of sight.

If you're seeking modern style with minimal maintenance, this home could be just what you're looking for!”

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# Trent Way, Mickleover



**Did you spot...**

This beautiful home is  
for sale with no  
upward chain



## A message from the seller:

"We've loved every moment in this home since buying it as our first house nearly five years ago. It's been the perfect place to start our journey together. Now that we're married, we're looking to move closer to family, though leaving here will be bittersweet!"

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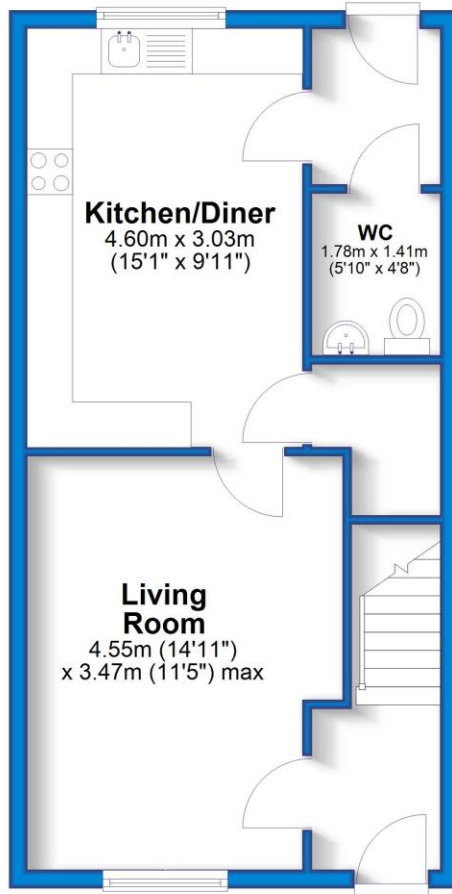


# Floor Plan

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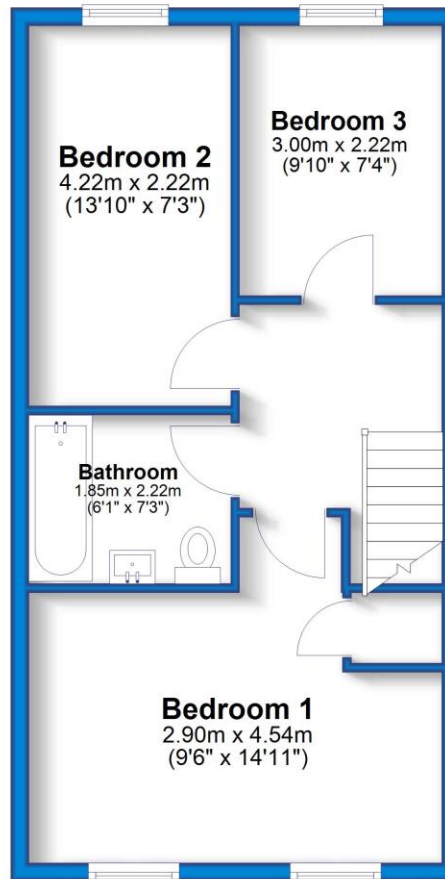
## Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.4 sq. feet)



## Energy Performance Certificate

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 95        |
| (81-91) <b>B</b>                            | 84                      |           |
| (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 |           |

# Trent Way, Mickleover

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300+ 5 star Google Reviews



## Key Features:

- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS - PERFECT FOR FAMILIES OR GUESTS
- THOUGHTFULLY UPGRADED KITCHEN-DINER WITH MODERN APPLIANCES
- LOW MAINTENANCE, SOUTH FACING, LANDSCAPED GARDEN
- ALLOCATED PARKING FOR TWO CARS
- 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, restaurants, a bar, charity shop and takeaways. 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:

There are five primary schools throughout the village, which feed into John Port Academy in the neighbouring village of 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



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