

Daffodil Place

Mickleover, Derby, DE3 0FN

John German



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Offers in the region of £450,000

A very well located family home on an excellent plot with exceptionally spacious private driveway overlooking a wildlife area with pond and enjoying walking access to the local school together with the popular amenities offered in Mickleover.

Mickleover is a vibrant suburb of Derby particularly popular because of its excellent range of amenities including good schools, shops, pubs and eateries together with good road links with the A50, A52, and M1 motorway, access for Derby City Centre, Derby Royal Hospital, Rolls Royce and East Midlands Airport.

An entrance porch with door opens into the reception hall having an attractive vinyl wood effect flooring that extends across the ground floor, stairs to the first floor plus a fitted cloakroom/WC that has a stylish vanity and wash basin arrangement. To the front there is a study and a separate lounge that has a fireplace and surround with an inset living flame electric stove with TV recess above and fitted shelving to the side. A bay window to the front overlooks the open pond area.

Across the rear is a well fitted, attractive dining kitchen equipped with a range of contemporary high gloss base and wall cupboards surmounted by worktops with an inset white ceramic 1.5 bowl sink with mixer tap having a flexi hose. There is a Zanussi induction hob with splash back and stainless steel extractor hood over, matching eye level double oven and grill plus an integrated dishwasher. A very useful walk in pantry cupboard provides additional storage and French doors open out directly to the garden. Off the kitchen is a separate utility having base units and worktops to match with ceramic sink and mixer tap, appliance spaces with plumbing for an automatic washing machine, a cupboard housing the gas fired boiler plus a door out to the side.

On the first floor landing is a side facing window and a loft access plus a fitted cupboard. The master bedroom is of generous proportions overlooking the front and comes complete with an en suite comprising a spacious shower facility with glazed screen, WC, wash hand basin, tile effect flooring and a towel rail. The three further bedrooms are served by an attractive bathroom having a centre fill bath in a tiled surround with mixer tap and shower over and a glazed screen, WC, wash hand basin, heated towel rail and laminate style flooring.

The property is located off the end of a cul de sac with attractive open views to front over a green space with natural pond and adjacent to school grounds at the side. There is a gated access to a very spacious drive with turning area and excellent parking enclosed by fencing. A very useful timber garage/workshop at the side has double doors at both the front and back together with power and water.

To the rear of the property is a detached brick garage which has been converted to form an office at the front and a separate gym with double glazed French doors leading out into the garden. The garden itself has been attractively landscaped and is walled to one side having patio area with lawns and a very attractive decking / barbeque area ideal for families and entertaining plus a useful garden shed.

The sellers have had plans drawn up for a few options to extend, available to view if desired.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

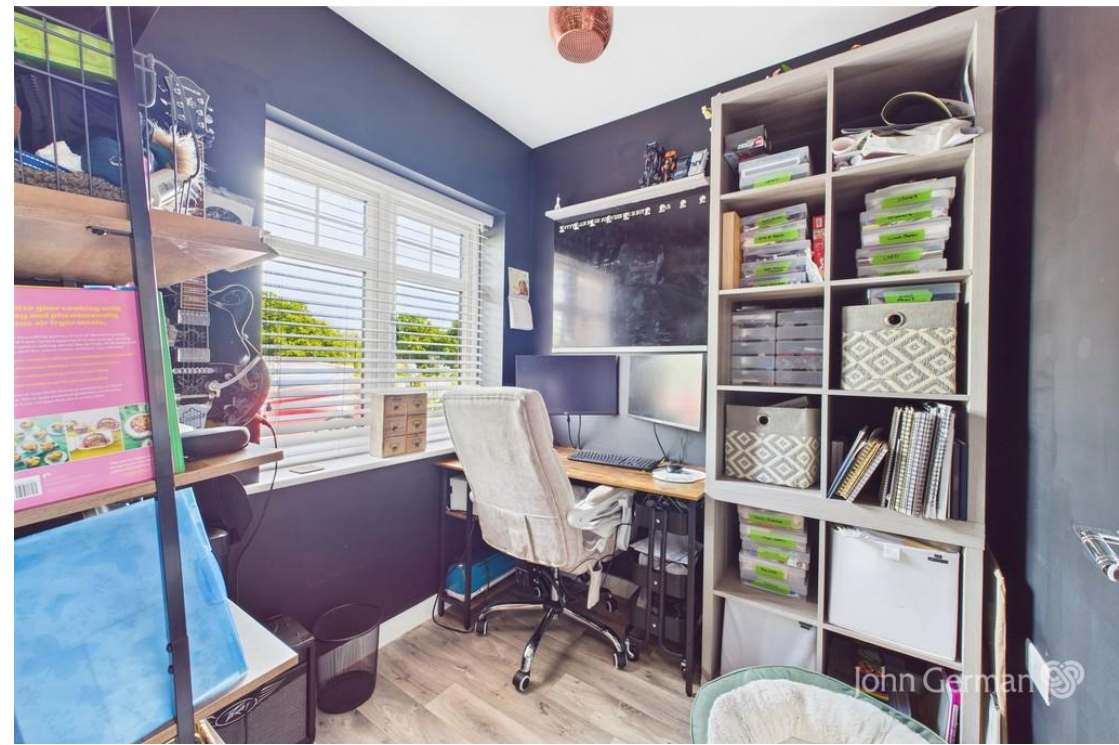
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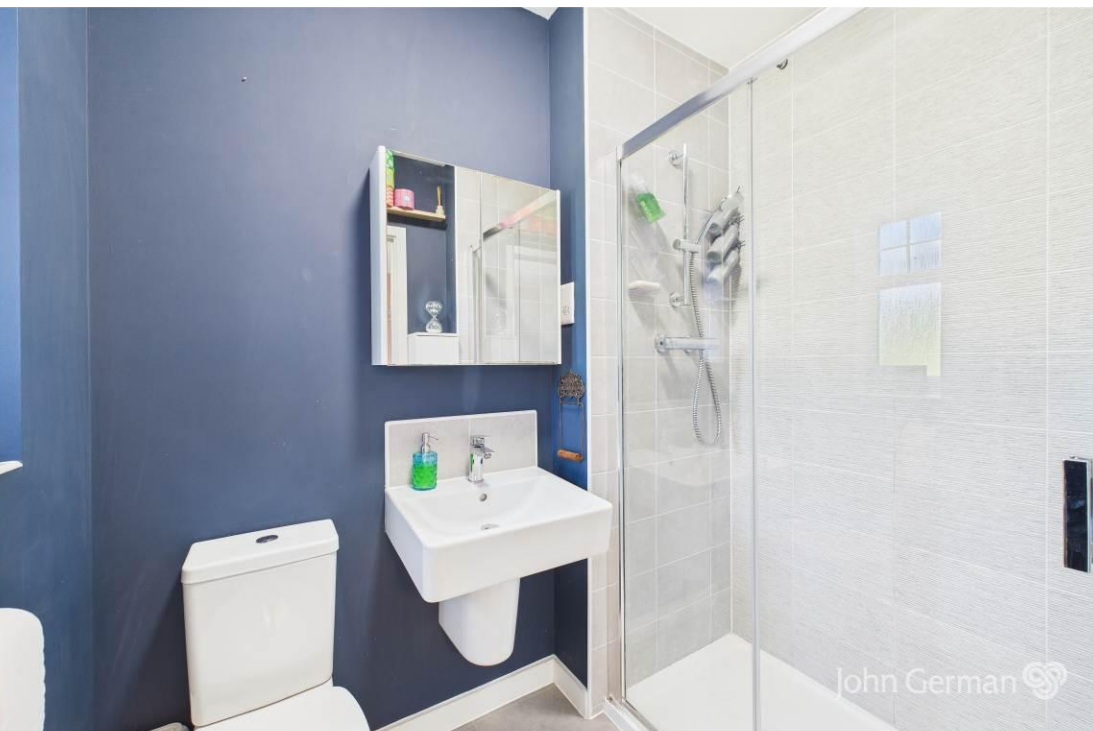
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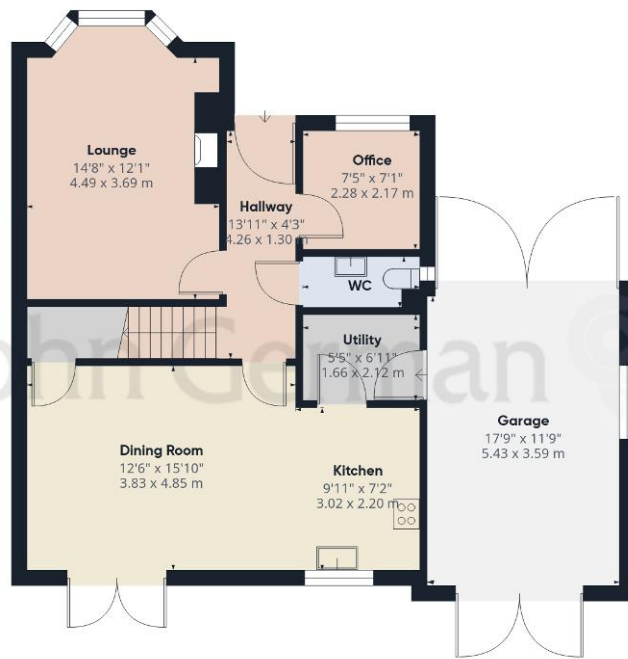
Local Authority/Tax Band: Derby City Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

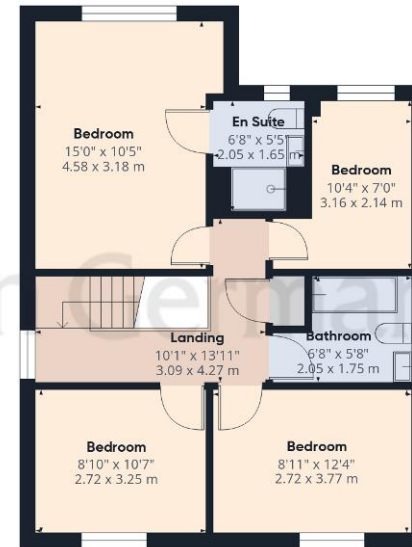
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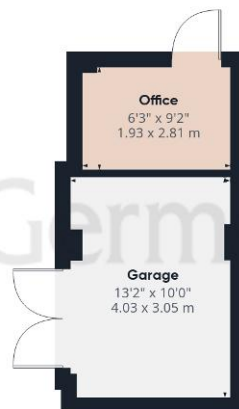


Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1689 ft²
156.8 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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