

Station Road

Mickleover, Derby, DE3 9GJ

John
German





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£725,000

Rare opportunity to purchase a high specification statement home located in a tucked away position close to the centre of Mickleover village. The contemporary design continues throughout the property with an equally impressive interior perfect modern living.

On entering the property, you are immediately struck by how bright the space feels with natural light filtering into the impressive entrance hall from the double height ceiling and the large landing window which is a key feature of the design. Porcelain tiles with underfloor heating run through to the rear of the house where glazed double doors maintain an uninterrupted eyeline all the way to the rear of the house emphasising the feeling of space. Clever use of natural wood on the doors and architraves adds warmth.

To the front of the property is the sitting room which features large picture windows to the front and recessed LED accent lighting to the ceiling, plush fitted carpet and underfloor heating.

Moving back along the hallway an impressive oak staircase with under stairs storage leading to the first floor landing with a full height vertical slit window. The hallway has a courtesy door into the integral garage, a large built-in cloaks cupboard with double doors and a ground floor guest WC.

Across the rear of the house sits the large open plan family space with tiled flooring and underfloor heating which features a spectacular fitted kitchen with sleek modern units, built-in twin ovens, warming drawer, integrated dishwasher, fridge and freezer with porcelain worktops and matching splashbacks, inset sink with mixer tap, windows to the side. There is a large central island with contrasting units and under counter wine fridge, waterfall porcelain worktop with extends to form a breakfast bar, induction hob with draw down extractor.

There is a generous dining area leading onto a living area with a feature media wall with an open sided LED fireplace, recessed ceiling lighting and panoramic sliding patio doors.

The living area is open to a designated study area set off to the side with a floor to ceiling windows overlooking the rear garden.

Completing the ground floor accommodation is the separate utility room which is located off the Kitchen and fitted with matching units, wooden worktops with an inset sink unit and mixer tap, space for a washing machine and tumble dryer, tiled floor with under floor heating, fully glazed entrance door to the side and a matching window. On the first floor stairs rise to a galleried landing with glass balustrade, large picture window to the front, plush fitted carpet, contemporary radiator and a large built-in storage cupboard with double doors as well as a second smaller storage cupboard.

The master bedroom is located to the rear with panoramic sliding doors and a Juliette glass balcony overlooking the garden, fitted carpet contemporary vertical radiator, two rear windows designed to sit on either side of the bed with pendant bedside lights and a walk-in wardrobe. The master en-suite is fitted with a luxury suite comprising wall mounted concealed flush WC, vanity washbasin and a double shower with extensive tiling and recessed lighting, heated towel rail and window to the rear.

The guest bedroom is also located at the rear with a rear facing window and a skylight, fitted carpeting and vertical radiator as well as an en-suite, again fitted with a luxury suite comprising wall mounted concealed flush WC, vanity washbasin and a double shower with extensive tiling and recessed lighting, heated towel rail and window to the side.

There are two further double bedrooms both with fitted carpeting, vertical radiators and large picture windows served by a spectacular main bathroom which has been fitted which has been lavishly fitted out with a freestanding bath, vanity washbasin, concealed flush WC and a double shower all with stunning gold fittings including the towel rail, extensive tiling, recessed lighting and two windows set on either side of the bath.

Outside the property is located off station road off its own private block paved driveway which opens up into front of the house providing extensive parking and turning space for a large number of vehicles as well as access to the garage which has an electric door and houses the central heating boiler.

The garden the party walled garden has a generous patio and newly laid lawn. Outside tap for garden hose and a useful storage area to the rear.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA26082025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2489 ft²

231.2 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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