

Huckleberry Place

Mickleover, Derby, DE3 0HN

John
German





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£385,000



This immaculate modern home is built to Redrow's Amberley design featuring contemporary layouts perfect for modern living. Presented in immaculate condition and sat on a wonderful corner plot with a walled garden and converted garage featuring a home gym as well as storage.

NO UPWARD CHAIN

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Entrance to the property is via a light and bright entrance hall with doors leading off to the ground floor living spaces, stairs to the first floor landing and a door into the ground floor guest WC.

The living room is a great size, perfect for entertaining with double aspect windows providing plenty of natural light. The dining kitchen also enjoys a double aspect with a window overlooking greenspace to the front and windows and French doors opening into the garden with space for a dining table and chairs in front. The kitchen area is fitted with a matching range of base and eye level units with under unit lighting and worktops extending to form a breakfast bar and inset stainless steel one and a half bowl sink unit, built-in double oven, induction hob, brushed aluminium splashback and extractor hood over.

The utility room is fitted with a matching base unit and worksurface with inset stainless steel sink unit, space for under unit appliances, built-in understairs storage cupboard and a door to the side.

On the first floor stairs rise to a central landing with a window to the rear and a built-in airing cupboard.

The master bedroom has a window overlooking green space to the front, a fitted wardrobe and an en-suite shower room fitted with a double shower, wall mounted washbasin and a low flush WC. Tiled splashbacks, tiled floor, window to the side and chrome heated towel rail.

Bedroom two has fitted wardrobes and also overlooks the front elevation whilst bedroom three faces the side. The family bathroom is fitted with a panelled bath with shower over, glass screen and extensive tiling, wall mounted washbasin and low flush WC, window to the front and chrome heated towel rail.

Outside the property sits in a lovely corner position overlooking greenspace to the front. The driveway has access off Starflower Way providing off road parking and access to the detached brick built garage the rear of which has been converted into a bonus room having been insulated and plastered, currently used as a home gym but would make a great home office/hobby room. The front of the garage is utilised for storage. Gated access off the driveway into the garden.

The garden has a lovely curved high brick boundary wall providing great privacy. The garden itself has been landscaped with a large polished paved patio adjacent to the house and a pathway leading around to a second patio area at the rear of the garage. The rest of the garden is laid to lawn.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional **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:
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: South Derbyshire District Council / Tax Band D

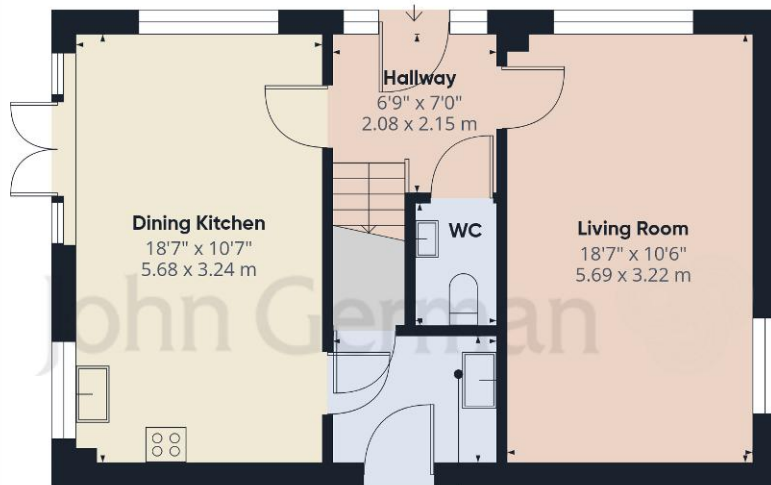
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23092025

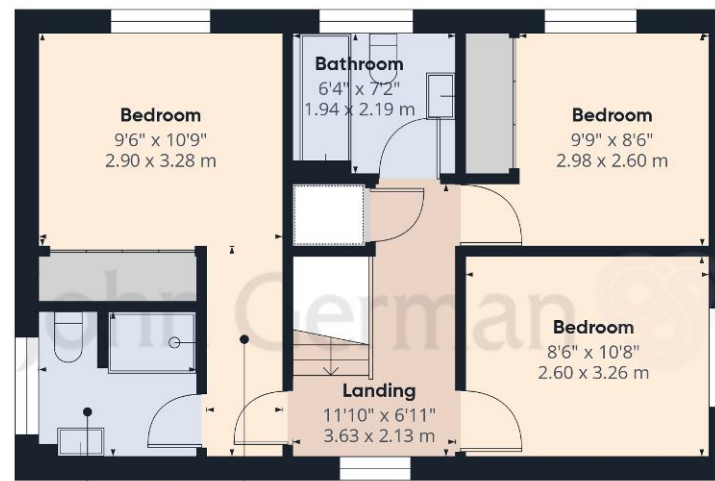
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1193 ft²

111 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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Agents' Notes

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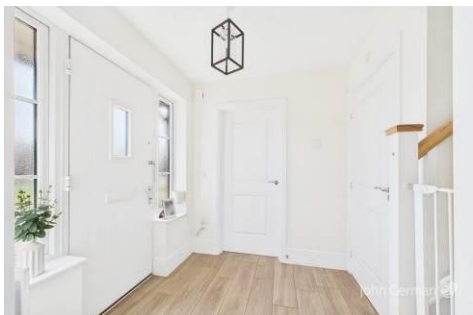
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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