

Sage Court

Mickleover, Derby, DE3 0GH

John German



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£425,000

Beautiful modern home set in a lovely position on this highly regarded modern development with the benefit of extensive parking for 4/5 vehicles and potential for more. Immaculate throughout and well designed with a lovely bay fronted living room and a large light filled dining kitchen.



The property is located at the end of a private driveway with a very private aspect afforded by trees and mature hedging which screen the property from one of the paths linking the estate to Radbourne Lane and stunning countryside walks beyond.

Entrance to the property is via a recessed storm porch leading to a spacious entrance hall with stairs rising to the first floor, understairs storage cupboard with shelving, courtesy door into the garage and internal doors leading to the main ground floor living spaces. The living room is a lovely size and sits to the front of the house featuring an attractive bay window with remote controlled electric blinds framing lovely private views over the front garden and trees beyond. To the rear of the house is the dining kitchen which overlooks the rear garden with French doors opening out onto the rear patio. This light filled room has ample space for a good sized dining table and is fitted with an upgraded kitchen to include a range of sleek modern handle less units with plenty of worktop space and inset one and a quarter bowl stainless steel sink unit. The current owners have further extended the storage with a coordinating tall storage unit. Integrated AEG appliances include a built-in eye level oven, five burner gas hob with brushed aluminium splashback and extractor hood over, dishwasher, fridge and freezer. The utility room is fitted with matching units and worksurfaces, leaving space for an additional appliance, wall mounted boiler, part glazed rear entrance door and a door through into the ground floor guest WC. Designed for wheelchair access, there is space in here to create a ground floor shower room if desired and is currently fitted with a low flush WC and hand wash basin, leaving space for additional storage, with a window to the side.

On the first floor, stairs lead to a central landing with a built-in airing cupboard and door leading off to the bedrooms and the family bathroom, which is fitted with a panelled bath with shower over and extensive tiling, low flush WC and a wall mounted wash basin with a tiled splashback, chrome heated towel rail and window to the rear. The master bedroom has a lovely outlook to the front and is a generous size with mirror fronted fitted wardrobes and an ensuite shower room comprising shower enclosure, low flush WC, wall mounted wash basin and a chrome heated towel rail, with window to the front. The remaining bedrooms are all large enough to fit a double bed if needed and bedroom two also has a fitted wardrobe as well as a separate over stairs storage cupboard. The loft has been boarded for storage, with a fitted light and ladder access installed.

To the rear of the house is a good sized rear garden being mainly laid to lawn with well stocked ornamental borders and a generous paved patio area. To the side of the property is an excellent bespoke garden shed with ample storage enough to fit the lawn mower and the family bike if needed.

Agents note: There is a green space charge of currently £150 PA payable to RMG Living.

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 & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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: Derbyshire County Council / Tax Band E

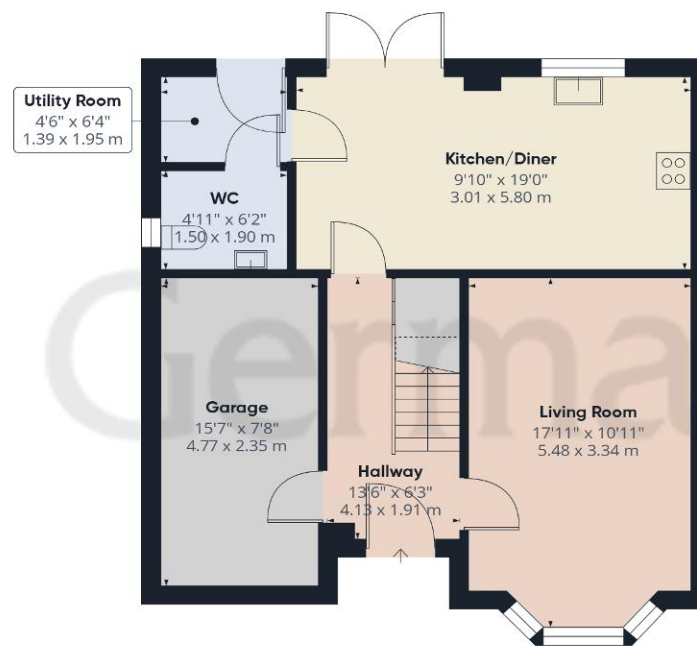
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.derby.gov.uk

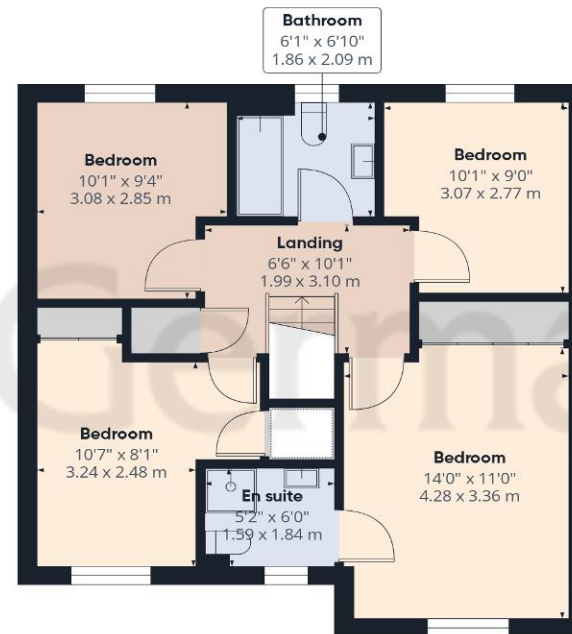
Our Ref: JGA/13112025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1233 ft²

114.6 m²

Reduced headroom

13 ft²

1.2 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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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

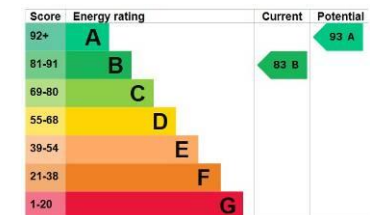
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



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