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BIRDS  
+ CO

Gleneagles Close  
Mickleover  
£499,950



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT - A beautifully maintained 'David Wilson' built, four bedroom detached family home with generous corner plot with large driveway and double detached garage. This property offers a superb corner plot with beautifully landscaped gardens and a delightful outlook towards a green. The substantial corner plot suggests that this property offers exciting potential for side and rear extensions (subject to the necessary planning consent being obtained) The property is also situated within this highly sought after development close to Mickleover Golf Club and the Royal Derby Hospital.





## The Detail

A beautifully maintained 'David Wilson' built, four bedroom detached family home, occupying this most generous landscaped corner plot position in one of Mickleover's most sought after developments, located just a short walk away from Mickleover Golf Club and the Royal Derby Hospital.

The substantial landscaped corner plot suggests that this property offers exciting potential for side and rear extensions (subject to the necessary planning consent being obtained)

The accommodation has the benefit of gas central heating with Worcester boiler, uPVC double glazing and in brief comprises, entrance hallway, downstairs wc, spacious 22ft living room, dining room and well appointed breakfast kitchen with oak fronted units, integrated appliances, range cooker and dining island.

The first floor semi-galleried landing gives access to four bedrooms, including three generous double bedrooms. The fourth bedroom is currently being used as a study. There is also a family bathroom and the primary bedroom has the benefit of a well appointed en-suite shower room.



Outside the property benefits from beautiful landscaped gardens to the front with a generous block paved driveway to the side providing off road parking for five to six cars. This leads through to double detached garage measuring 17'8" x 17'6" with remote control electric roll up door. There is gated access from the side driveway leading to the beautiful landscaped rear garden with shaped lawn, paved patio seating areas, well stocked planting borders, timber framed pergola and the garden is enclosed by a timber fence panelled boundary.





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## The Location

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from Wren Park Primary school. Private education is also available nearby at Derby High School and Derby Grammar School for boys.

A regular bus service on Burton Road and Uttoxeter Road, runs into Derby City centre, which is within easy walking distance and the property's location provides easy access to a full of local amenities. This location also offers swift access to the A38, A50, M1 motorway and the main motorway network.

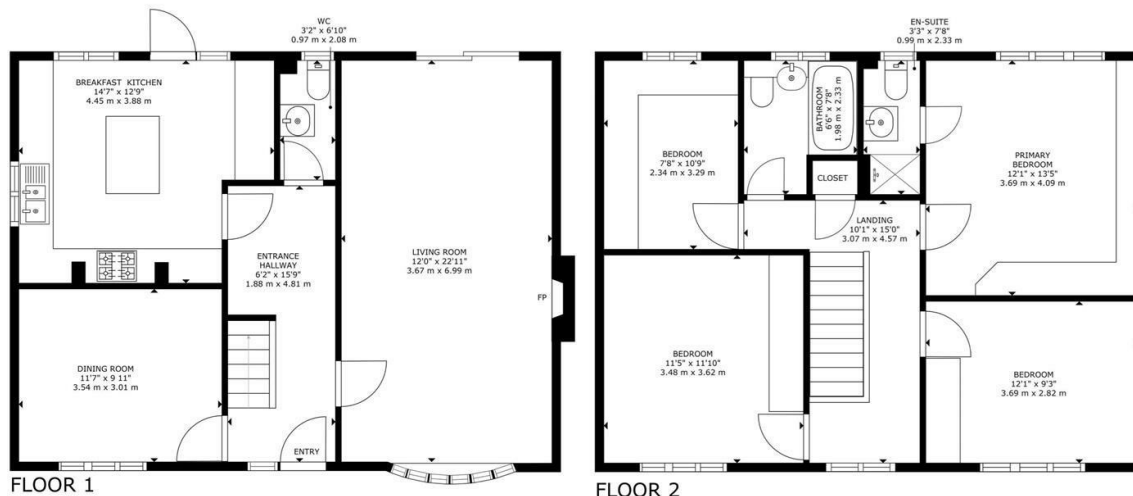
Mickleover is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and the Royal Derby Hospital.











FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 702 sq. ft, 65 m<sup>2</sup>, FLOOR 2: 701 sq. ft, 65 m<sup>2</sup>  
 TOTAL: 1,403 sq. ft, 130 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Spacious 'David Wilson' Built Four Bedroom Detached Home
- Littleover School & Wren Park Primary School Catchment Areas
- Most Generous Corner Plot Position
- Exciting Potential for Extension (Subject to Planning Consent)
- Entrance Hallway, Downstairs WC & Dining Room
- Spacious 22ft Living Room & Breakfast Kitchen with Dining Island
- Four Bedrooms, En-Suite Shower Room & Family Bathroom
- Generous Driveway, Double Detached Garage & Beautiful Landscaped Gardens
- Close to Mickleover Golf Club & Excellent Local Amenities
- Easy Access to the Royal Derby Hospital

### Size

Approx 1403.00 sq ft

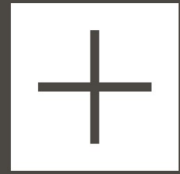
### Energy Performance Certificate (EPC)

Rating

Council Tax Band

E

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*Let's Talk*

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