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Girton Way

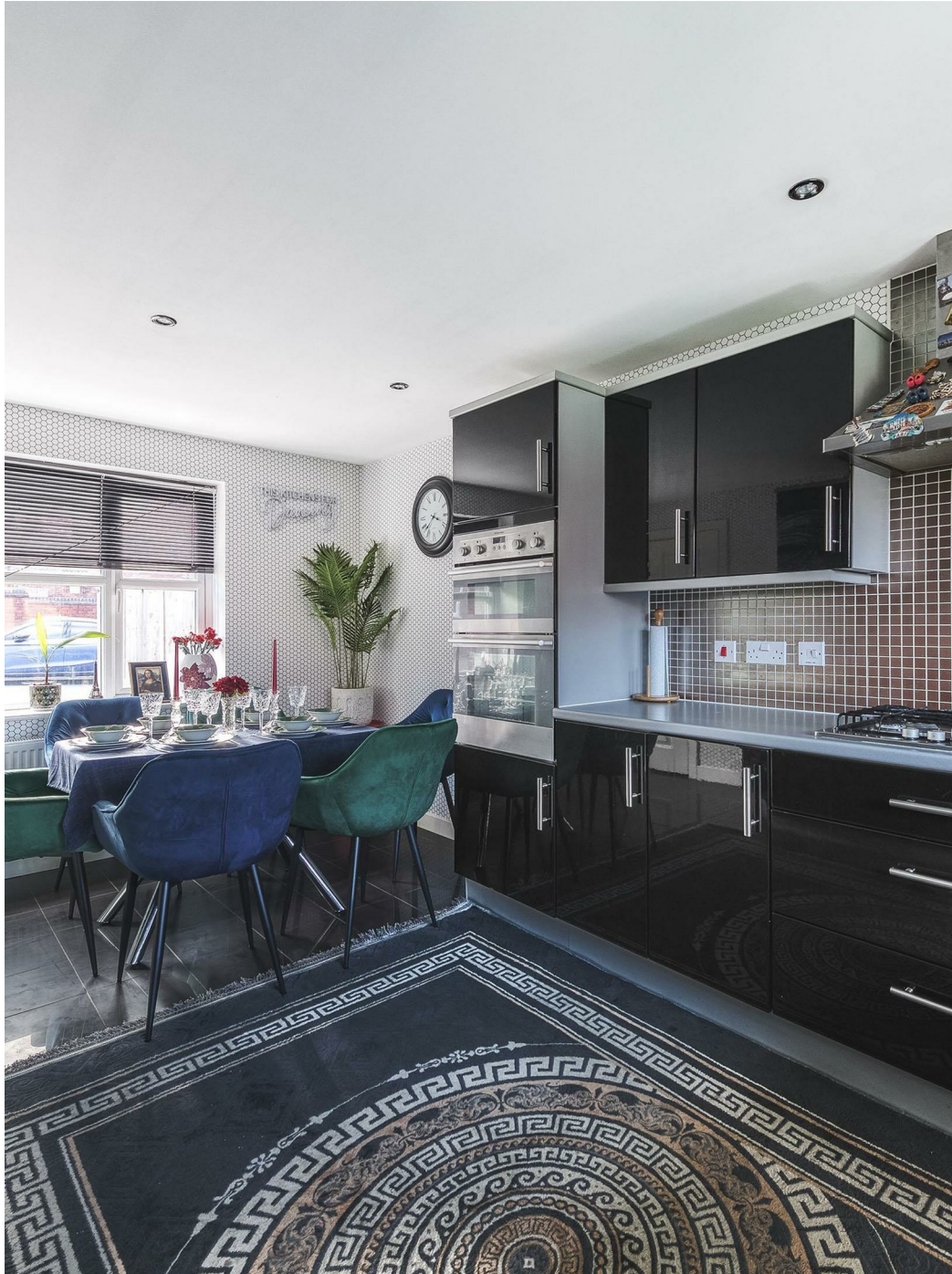
Mickleover

Offers in excess of £310,000



CURRAN BIRDS + CO

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



SPACIOUS FAMILY HOME - A most spacious, Persimmon built three-storey detached family home, offering over 1100 square feet of living accommodation and set within this popular modern development close to excellent local amenities in the sought after suburb of Mickleover and also located close to the Royal Derby Hospital. This well proportioned three double bedroom home offers a versatile layout that includes a spacious contemporary dining kitchen with separate utility room and an impressive primary bedroom suite with contemporary en-suite shower room and the property also offers a full width driveway, single integral garage and generous enclosed garden.





The Detail

A most spacious 'Persimmon' built three-storey home, set within this most convenient and popular development off Western Road, situated within easy reach of the excellent local amenities in both Mickleover and Littleover. The property is also located just a few minutes walk away from the Royal Derby Hospital. The flexible living accommodation spans over three floors and offer great versatility for the family and extends to over 1100 sq/ft with three double bedrooms and generous room proportions that really have to be viewed to be fully appreciated.

The property has the benefit of gas central heating and uPVC double glazing. As you enter the property there is a hallway that leads to the first floor and access to a W/C. There is a spacious contemporary dining kitchen fitted with a range of integrated appliances and there is also access to a separate utility room with access to the rear garden. The first floor landing gives access to a first floor living room, double bedroom and a contemporary bathroom with white three piece suite. The second floor landing leads to the most spacious primary bedroom and a further double bedroom with useful storage. The superb primary bedroom offers a contemporary en-suite shower room with three piece suite.

Outside of the property a full width driveway with off street parking for three cars and there is access to a single integral garage. The property enjoys an easy to maintain garden that is located at the rear with outdoor seating area with gazebo. There is a generous lawned area and the garden is enclosed by a fence panelled boundary.







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The Location

One of the highlights of this location is its proximity to the beautiful Mickleover Meadows, an excellent spot for dog walking, leisurely strolls, and enjoying nature. Additionally, the estate features its own park, providing a safe and pleasant space for children to play and for community gatherings.

Healthcare needs are well catered for with local surgeries close by and with the renowned Royal Derby Hospital within easy walking distance. For those commuting or traveling further afield, the estate boasts excellent road links with the A38 right on the doorstep, ensuring swift connections to surrounding areas. Reliable bus services provide convenient access to Derby city centre, making commuting a breeze.

Mickleover Village itself is a vibrant hub of amenities. You'll find a Tesco supermarket for all your shopping needs, and a selection of charming pubs such as the Nags Head, Binary, and the Hole in the Wall, perfect for dining out and socialising.

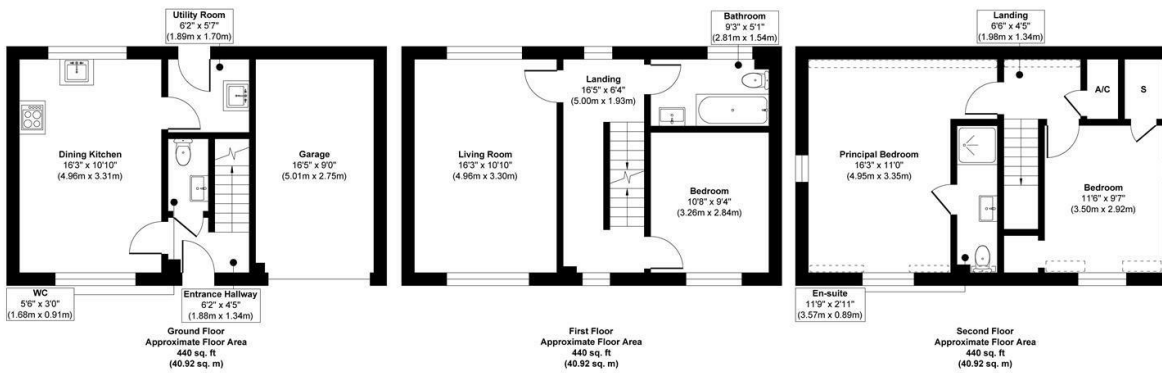
Families will appreciate the excellent local schooling options available, ensuring quality education for children of all ages. Leisure and fitness enthusiasts can enjoy the nearby Mickleover Golf Club, as well as Exertion Fitness offer a variety of fitness classes.







Girton Way, Mickelover



Approx. Gross Internal Floor Area 1320 sq. ft / 122.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Spacious Three Storey Detached Home
- Over 1100 Square Feet of Accommodation
- Entrance Hallway, WC & First Floor Living Room
- Spacious Dining Kitchen & Separate Utility Room
- Three Double Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom with Contemporary En-Suite Shower Room
- Generous Garden Plot with Lawn & Patio Area
- Full Width Driveway & Single Integral Garage
- Close to the Royal Derby Hospital
- Close to Excellent Range of Local Shops & Amenities in Mickelover

Size

Approx 1172.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's Talk

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