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Chicory Close, Hackwood Park
Mickleover, Derby
£260,000



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



DELIGHTFUL POSITION - A beautifully appointed and stylish three bedroom end townhouse, built by 'Miller Homes' homes in 2021. The property offers an ideal opportunity for the professional couple or young family and occupies this sought after location on the modern Hackwood Grange development on the edge of Mickleover, close to open countryside. Ideal for young professionals and also situated within easy access of local excellent local amenities and the Derby Royal Hospital.

The property has the benefit of an NHBC guarantee remaining and the accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, cloakroom wc, beautifully appointed contemporary kitchen and spacious living dining room at the rear with french doors giving access to the rear garden. The first floor landing gives access to three bedrooms and contemporary bathroom. The primary bedroom has the benefit of a contemporary en-suite shower room.

Outside, there are two allocated parking spaces at the front of the property and an enclosed lawned garden to the rear.





The Detail

This attractive three-bedroom semi-detached home offers a well-proportioned layout across two floors, finished with a thoughtful combination of modern fittings and clean, neutral décor throughout.

On entering the property, a welcoming hallway with ceramic tiled flooring provides access to a downstairs WC and the main living areas. The kitchen, positioned to the front, features a range of contemporary units with brushed steel handles, quartz effect work surface, and integrated appliances including a tall fridge/freezer, oven, gas hob, extractor and dishwasher.

To the rear, the spacious living and dining room is ideal for both relaxing and entertaining, with French doors and an additional window providing plenty of natural light and direct access to the rear garden. There's also a handy understairs storage cupboard.

Upstairs, the landing leads to three well-proportioned bedrooms. The primary bedroom enjoys front-facing views, built-in wardrobes, and its own en-suite shower room with a sleek three-piece suite. Bedrooms two and three are positioned to the rear and served by a family bathroom featuring a panel bath, wall-mounted basin, and WC with coordinated ceramic tiling.

Externally, the property benefits from a tarmac driveway providing parking for two vehicles, a neat front lawn, and an enclosed rear garden with patio, lawned area, and gated rear access.







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The Location

Chicory Close is nestled within the desirable Hackwood Park development in Mickleover — a popular residential suburb to the west of Derby.

This modern community is particularly well-suited to families, with Hackwood Primary Academy just a short walk away, along with other well-regarded schools in the area.

Residents benefit from easy access to local amenities including a Tesco supermarket, cafes, takeaways, and medical services.

The area is well connected by road, with swift links to the A38, A50 and Derby's outer ring road, making commuting to the Royal Derby Hospital, Rolls-Royce, Toyota, and the city centre convenient.

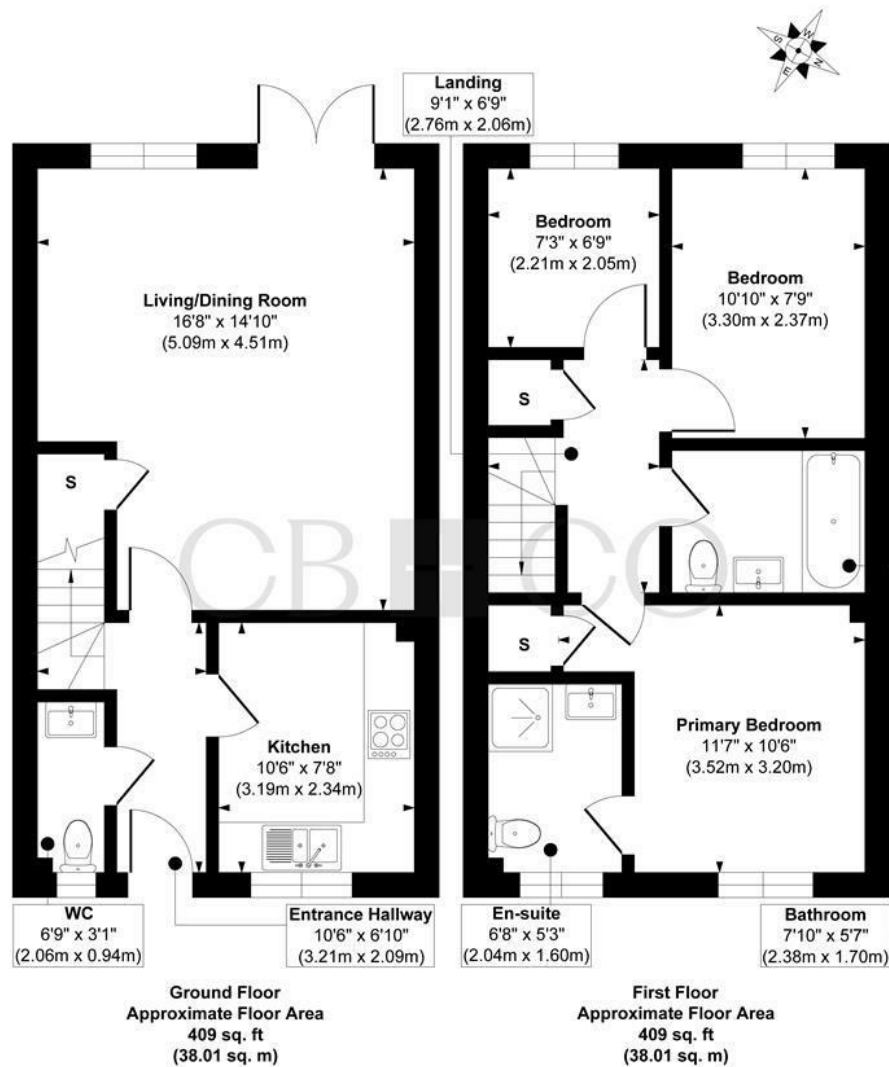
With local parks and green open spaces nearby, Hackwood Park strikes a perfect balance between suburban calm and everyday practicality.







6 Chicory Close, Hackwood Park, Mickleover



Approx. Gross Internal Floor Area 818 sq. ft / 76.02 sq. m

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

The Particulars

- Stylish End Townhouse set in the in the Desirable Hackwood Park
- Built by Miller Homes in 2021 - NHBC Guarantee Remaining
- Ideal First Time Buy or Investment Purchase
- Entrance Hallway, WC & Fitted Kitchen
- Spacious Living Dining Room with French Doors onto Rear Garden
- Three Bedrooms & Contemporary Bathroom
- Primary Bedroom with Contemporary En-Suite
- Driveway for Two Cars & Enclosed Rear Garden
- Walking Distance To Hackwood Primary Academy And Local Amenities
- Excellent Transport Links & Easy Access to the Royal Derby Hospital

Size

Approx 947.23 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

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