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Moss Close, Cotchett Village
Mickleover, Derby
Offers in excess of: £260,000



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



EDGE OF ESTATE POSITION - SUPERB COUNTRYSIDE VIEWS - An attractive modern three-bedroom semi-detached home built by Avant Homes in 2023, offering a superb ground floor open plan layout and stylish contemporary fittings throughout. The property occupies this delightful edge of estate location on the highly sought after Cotchett Village development on the edge of Mickleover.

This property offers a thoughtfully designed interior with impressive open plan living on the ground floor including a ground floor wc, beautifully appointed kitchen with open plan access to a living room with bi-folding doors giving access to the rear garden. Upstairs the first floor landing leads to three well proportioned bedrooms and a contemporary bathroom.

Externally, the property has a driveway to the side with two parking spaces and enclosed rear garden with patio, lawn and enclosed by a timber fence panelled boundary.





The Detail

A stylish and characterful semi-detached home, built by Avant Homes in 2023, located within the highly sought-after Cotchett Village development on the edge of Mickleover. Occupying a desirable edge-of-estate position, the property enjoys stunning open views across the surrounding countryside.

Designed for modern living, this attractive three-bedroom home features a spacious and light-filled open-plan layout on the ground floor. A contemporary kitchen flows seamlessly into the living area, which benefits from bi-folding doors opening onto the enclosed rear garden.

The property is entered via a composite panelled front door into the kitchen, which enjoys a front-facing window offering lovely countryside views. The kitchen is fitted with a stylish range of wall, base and drawer units, complemented by grey woodgrain-effect worktops. Integrated appliances include an induction hob, electric oven, fridge freezer, dishwasher and washing machine. From the kitchen, there is access to a contemporary downstairs wc with a two-piece suite, a useful understairs storage cupboard, and open-plan access to the living room.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom fitted with a white three-piece suite. The generously sized primary bedroom benefits from fitted wardrobes, storage cupboard and two front-facing windows with superb views over open countryside.

Externally, the property offers a driveway to the side with parking for two vehicles. Gated side access leads to the enclosed rear garden, which features a paved patio and lawned area with fence panelled boundary.







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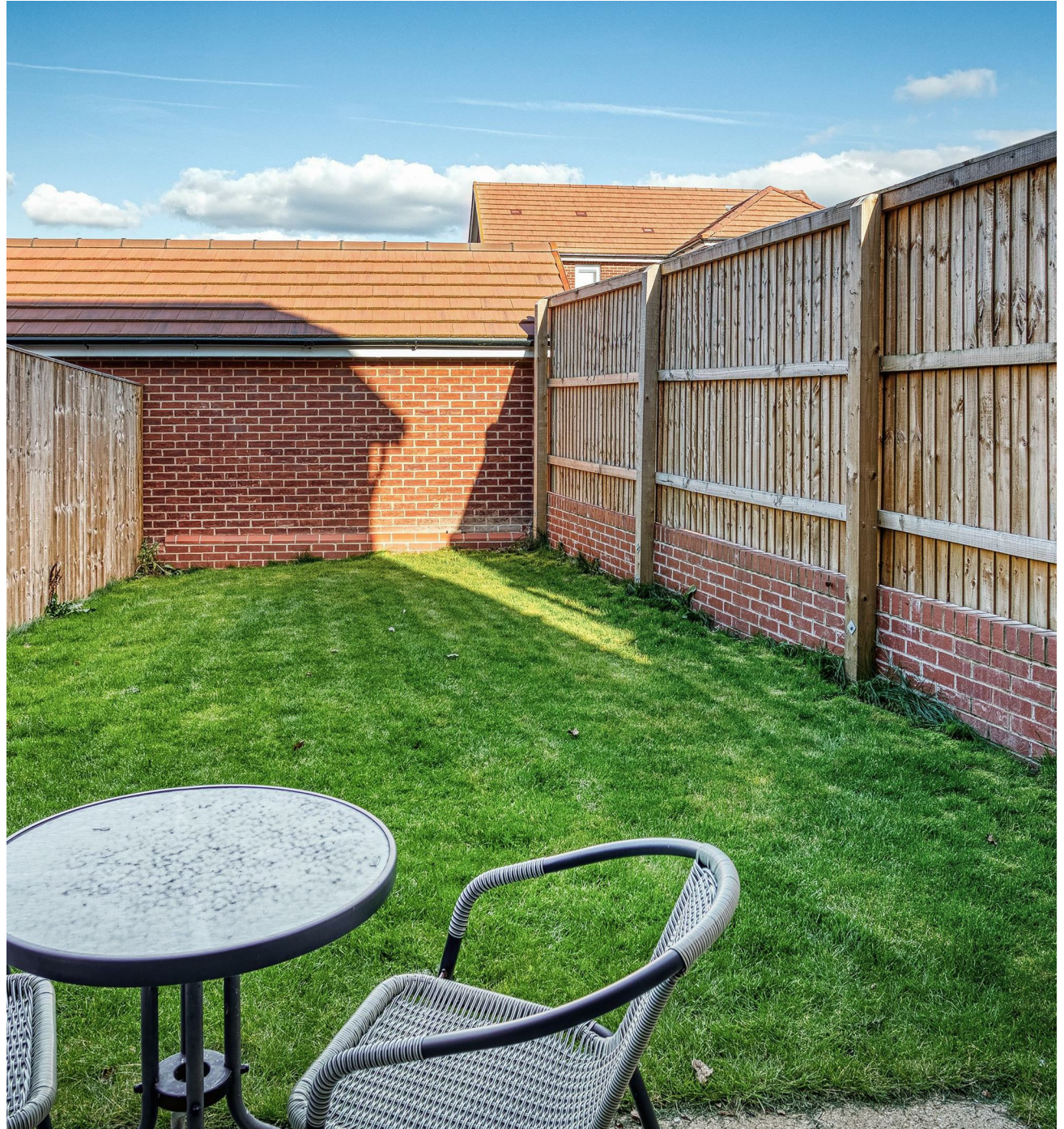
The Location

Set within the Cotchett Village development, this edge-of-Mickleover location offers the feel of a residential enclave while remaining close to a wealth of local attractions.

The nearby Mickleover villaget provides easy access to everyday essentials including M&S Food, TescoSupermarket, Sainsbury's Local, and a range of independent shops. Dining options are varied and well-regarded—The Binary serves casual meals throughout the day, while Brooks Wine Bar, newly opened, brings a more refined setting for evening drinks. The Farmhouse at Mackworth offers a traditional favourite for Sunday roasts or dinner with friends.

For coffee and catch-ups, locals rate Java and The Alphabet for their relaxed atmosphere and quality brews. Those who enjoy the outdoors will appreciate the nearby Mickleover Trail, a popular traffic-free route ideal for walking, cycling or running, with green open views along the way.

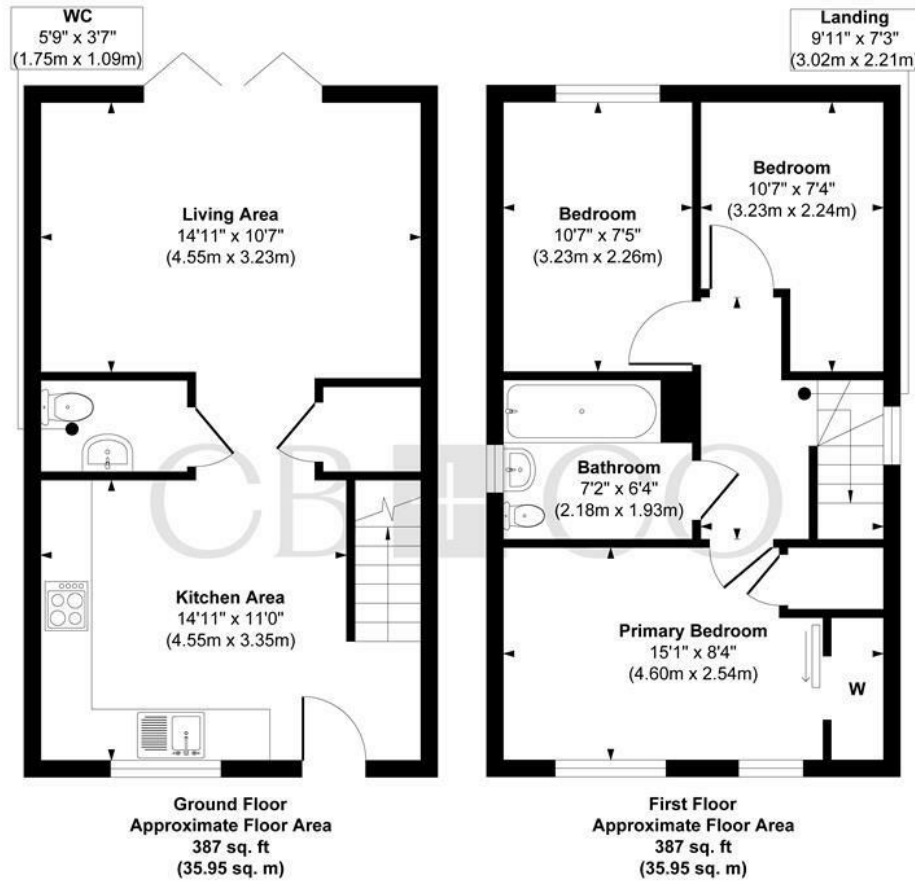
This is a community-focused area with plenty to offer, making it an appealing choice for those seeking a lifestyle that blends comfort, convenience and connection.







Moss Close, Cotchett Village, Mickleover, Derby



Approx. Gross Internal Floor Area 774 sq. ft / 71.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Modern Three Bedroom Semi-Detached Home with Open Plan Living
- Superb Position - Edge of Estate with Countryside Views
- Built by Avant Homes in 2023 - NHBC Guarantee Remaining
- Superb Contemporary Kitchen with Integrated Appliances & Downstairs WC
- Open Plan Living Room with Bi-Folding Doors to Garden
- Three Bedrooms & Contemporary Bathroom
- Driveway for Two Cars & Enclosed Rear Garden
- John Port Academy School Catchment
- Easy Access to First Class Local Amenities in Mickleover
- Easy Access to the Royal Derby Hospital

Size

Approx 773.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

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