

Muirfield Drive, Mickleover, DE3 9YA



Hannells

— SELECT —



WELCOME TO SELECT

Like all of our outstanding **SELECT** properties, there's much to admire about this fantastic property that might just be your new home. If you like what you see, don't risk missing out on it. Contact us today to organise a viewing at your earliest convenience. If you have any questions or would like more information, please feel free to get in touch.



3. KEY FEATURES

KEY FEATURES

- > Spacious Detached Four Bedroom Family Home Offered With No Chain
- > Two Reception Rooms & A Snug/Study
- > Spacious Conservatory With Glass Roof
- > Council Tax Banding E
- > Freehold



“ This spacious detached family home is offered to the market with no upward chain and falls within the Littleover Community School catchment area. Boasting excellent sized living accommodation throughout, the property is perfect for a growing family and benefits from a home security alarm system, solar panels, conservatory, offers off road parking with an integral double garage and is located close to the Royal Derby Hospital. An internal inspection is highly recommended in order to appreciate the size and location this family home has to offer.

In brief the accommodation comprises; Entrance porch with door leading into the double garage, entrance hall, cloakroom/WC, fitted kitchen with a range of units and utility area, spacious lounge with feature fire and sliding patio door leading into the sizeable conservatory with glass roof, separate dining room and a snug/study. To the first floor can be found four good sized bedrooms, the master bedroom having bespoke fitted wardrobes and en-suite shower room and a fitted family bathroom with a white three piece suite.

Outside to the front of the property can be found a low maintenance garden with artificial lawn alongside a blocked paved driveway providing off road parking and giving access to the integral double garage with power/lighting and electric roller doors. Access to the rear of the property can be gained via a secure side gate and door either side of the property. To the rear can be found a beautifully landscaped enclosed garden, mostly laid with artificial lawn and patio seating areas, surrounding mature plants, shrubs, flower beds and water feature.

Muirfield Drive is conveniently located close to shops and amenities in Mickleover village, close to the Royal Derby Hospital, as well as falling into the Wren Park Primary School and Littleover Community School catchment areas. The property also benefits from excellent road access to the A38 and A50 road networks, leading on to the M1 motorway and East Midlands Airport. Internal viewings are highly recommended in order to appreciate the size and standard of the property on offer.



”

5. ROOM DESCRIPTION



Entry | 4' 4" x 6' 9" (1.32m x 2.06m)

Hallway | 10' 1" x 3' 10" (3.07m x 1.17m)

WC | 6' 11" x 2' 9" (2.11m x 0.84m)

Kitchen | 9' 0" x 8' 2" (2.74m x 2.49m)

Utility Room | 5' 4" x 8' 2" (1.62m x 2.49m)

Dining Room | 11' 0" x 8' 2" (3.35m x 2.49m)

Living Room | 12' 3" x 15' 9" (3.73m x 4.80m)

Conservatory | 9' 0" x 13' 10" (2.74m x 4.21m)

Snug / Study | 11' 1" x 7' 6" (3.38m x 2.28m)

Landing | 5' 10" x 14' 8" (1.78m x 4.47m)

Bedroom | 9' 8" x 13' 1" (2.94m x 3.98m)

En Suite | 6' 2" x 4' 5" (1.88m x 1.35m)

Bedroom | 13' 8" x 8' 11" (4.16m x 2.72m)

Bedroom | 9' 6" x 11' 0" (2.89m x 3.35m)

Bedroom | 7' 1" x 8' 1" (2.16m x 2.46m)

Bathroom | 6' 0" x 6' 8" (1.83m x 2.03m)

Double Garage | 15' 10" x 16' 10" (4.82m x 5.13m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GET IN TOUCH

Tel: 01332 540522

Email: mickleover@hannells.co.uk

Visit: www.hannells.co.uk

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction. They are independent professionals upon whom You can rely for independent and confidential advice. Their conveyancing charges are available on request. We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need and who will take care of everything from explaining options and helping you select the right mortgage, to choosing the most suitable protection for you and your family and handling the whole application process. We receive a referral fee of approximately £350 per completed transaction. We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction. We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction. You are NOT obliged to use our preferred partner services.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.