



7 Merlin Way, Mickleover, Derby, DE3 0SL

£425,000

A charming and well-maintained detached four-bedroom house situated in a serene cul-de-sac, featuring three unique reception rooms, a modern kitchen, a master bedroom with en-suite, ample outdoor space, garage, and driveway parking, making it an ideal family home near schools and green spaces.



Sales: 01283 777100  
Lettings: 01332 511000

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## 7 Merlin Way, Mickleover, Derby, DE3 0SL

### Summary Description

For sale is a charming detached four-bedroom house in a serene cul-de-sac location. This property is in excellent condition, having been lovingly maintained.

The house boasts three spacious reception rooms, each with unique features. The first reception room is a comfortable lounge with a warm fireplace, offering a garden view and direct access to the garden. The second reception room is a bay-fronted dining room, perfect for hosting dinner parties or family meals. The third is a gorgeous conservatory, providing a tranquil space to relax and enjoy views of the garden.

The home's kitchen comes complete with a breakfast bar and a pantry, and it provides convenient access to both the conservatory and the garage.

The property features four double bedrooms, each fitted with built-in wardrobes. The master bedroom stands out with its own ensuite, providing an added level of luxury.

The stylish family bathroom is equipped with a rain shower, offering a spa-like experience at home.

This property also includes a garage and additional driveway parking. The private garden, another unique feature, provides ample outdoor space for relaxation or play, making this property ideal for families.

The location adds further appeal, with green spaces, quiet walking routes, and schools nearby. This property's combination of space, comfort, and location makes it a fantastic family home. The addition of unique features such as a fireplace, garage, parking, and garden makes it a truly enticing prospect for potential buyers.

### Entrance Hall

Having wood effect flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

### Lounge

17'8" x 12'11" (5.4 x 3.96)



Carpeted and neutrally decorated with rear aspect upvc double glazed bay window with French doors to garden, stone effect Adam style fireplace with living flame fire, two radiators, tv point.

### Dining Room

10'0" x 8'9" (3.07 x 2.69)



Having wood effect flooring and neutral decor with front aspect upvc double glazed bay window, radiator, telephone point.

### Breakfast Kitchen

13'4" x 10'9" (4.08 x 3.28)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed French doors to conservatory, a range of fitted wall and floor units to shaker style with stone effect roll edge worktops and tiled splashbacks, integrated double electric oven with gas hob over and chimney style extractor hood, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances, under stairs pantry cupboard, radiator, access to garage.

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### Conservatory

10'5" x 11'0" (3.2 x 3.36)



Having ceramic tiled flooring and neutral decor with upvc double glazed windows, French doors to garden, translucent roof, wall lights.

### Guest Cloakroom/WC

Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed porthole window, low flush wc, vanity cupboard with inset wash hand basin having chrome monobloc tap, tiled splashback, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard, access to roof space. The roof space can be accessed via a fitted ladder, part boarded and with light.

### Bedroom One

10'11" x 12'9" (3.33 x 3.9)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, fitted wardrobes, tv point, radiator.

### En Suite Shower Room

Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, vanity cupboard with inset wash hand basin having chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, radiator.

### Bedroom Two

9'2" x 9'3" (2.81 x 2.83)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

### Bedroom Three

8'4" (to wardrobe) x 8'1" (2.55 (to wardrobe) x 2.47)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, radiator.

### Bedroom Four

8'2" (to wardrobe) x 7'10" (2.5 (to wardrobe) x 2.4)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.



## Bathroom



Having ceramic tiled flooring and neutral decor with rear aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, low flush wc, vanity unit with inset wash hand basin having chrome monobloc tap, double shower enclosure with plumbed shower, chrome heated towel rail, shaving point.

## OUTSIDE

### Garage

An integrated single garage with metal up and over door, light and power. Wall mounted Worcester gas combination boiler.

### Frontage and Driveway

To the front you will find a Tarmacadam double driveway and lawn.

### Rear Garden



An enclosed, private garden which has been attractively landscaped to provide a good mixture of paved patio, lawn and herbaceous borders. Side gate to front, cold water tap.

## Material Information

Verified Material Information

Council tax band: E  
Council tax annual charge: £2566.17 a year (£213.85 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

For further Material Information about this property please visit: <https://moverly.com/sale/EoddjqNrGtL7x5kjVVu6PW/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Buying to Let?

Guide achievable rent price: £1750.00 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## Location / what3words

what3words ///oldest.vanish.peanut

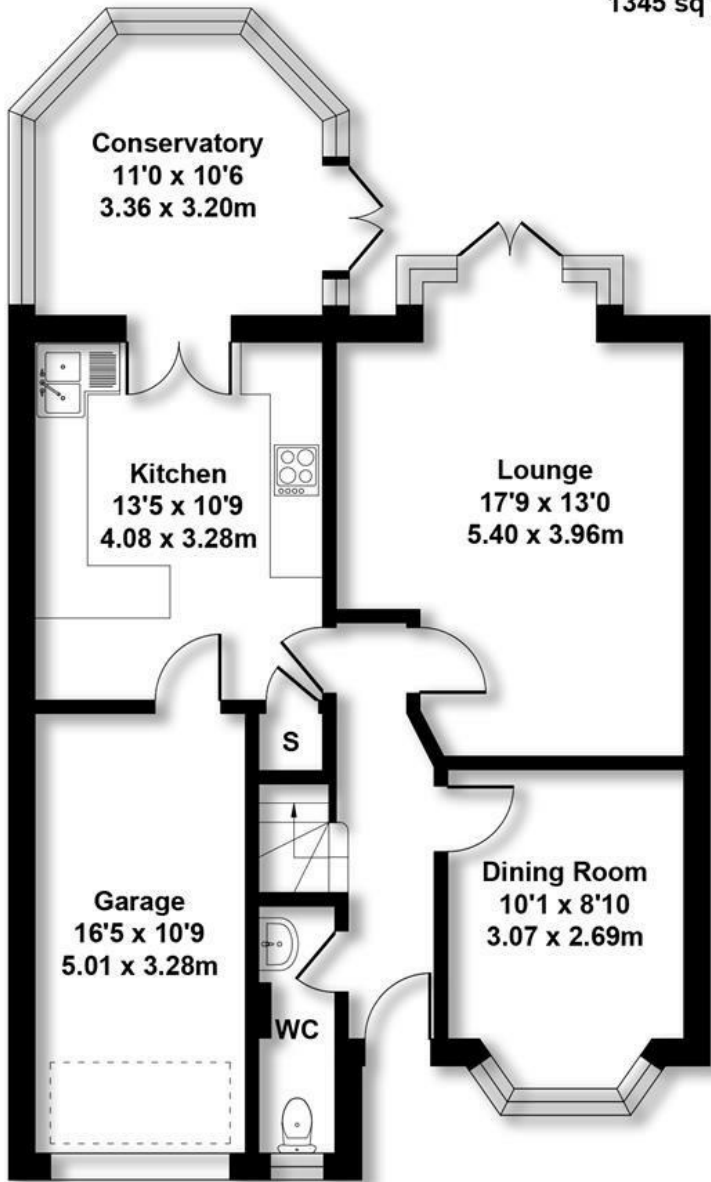


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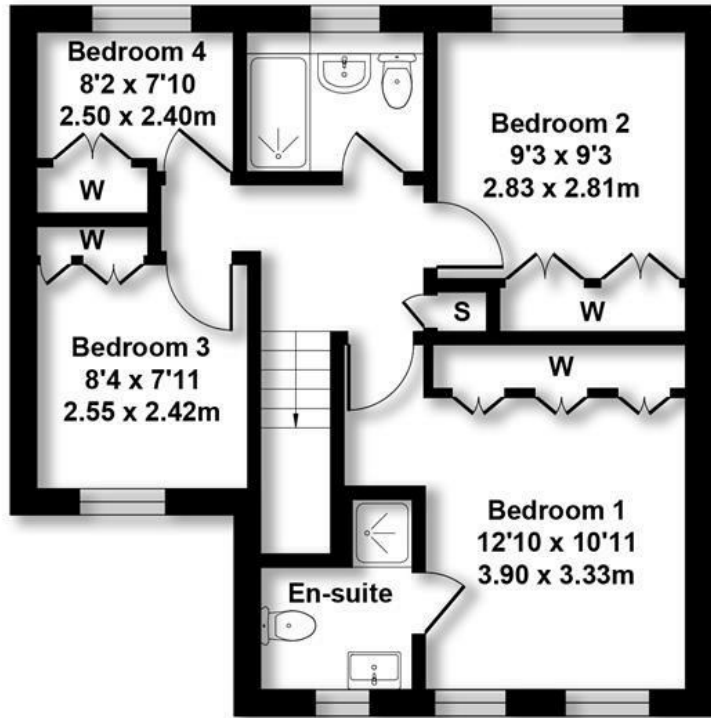
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# 7 Merlin Way

Approximate Gross Internal Area  
1345 sq ft - 125 sq m

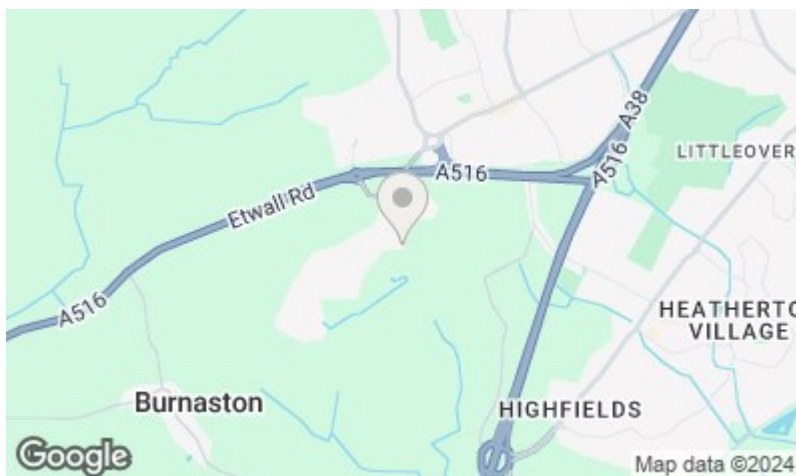


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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