



**75 Station Road, Mickleover, Derby, DE3 9GJ**

**£315,000**

This semi-detached family home, located in a highly sought after location with excellent transport links and close to schools and amenities, features two spacious reception rooms, an open-plan kitchen, three bedrooms, a large garden with outbuildings, and an oversize garage, offering a perfect blend of character and modern conveniences.



### Summary Description

This semi-detached house is in good condition, offering a perfect sanctuary for families. Situated in a highly sought-after location, the property benefits from excellent public transport links, proximity to local schools and amenities, and an array of green spaces, parks, walking and cycling routes nearby.

The property features two spacious reception rooms. The first is a charming, bay-fronted lounge adorned with a lovely fireplace and wood floors. The second reception room is a conservatory with an insulated roof, large windows, and direct access to the garden, providing a stunning view of the outdoor space.

The kitchen is a real highlight of this home, boasting an open-plan design with a dining space and breakfast bar. The kitchen comes with fitted appliances and provides access to the conservatory, creating a perfect flow for entertaining.

The house offers three well-sized bedrooms, with two doubles and one single. The bathroom is stylish and large, offering a tranquil space to unwind.

An impressive feature of this property is the large garden, which is complemented by outbuildings. Notably, there is an oversize garage at the foot of the garden, equipped with fitted workbenches, making it an ideal workshop for DIY enthusiasts or hobbyists.

Other unique features include high ceilings, open-plan living spaces, a fireplace, and ample parking. This property truly is a gem in its location, with its blend of characterful features and modern conveniences. It's an opportunity not to be missed.

### Entrance Hall

Having wood effect LVT flooring and neutral decor with front aspect obscure upvc double glazed window and part glazed main entrance door, under stairs storage, radiator.

### Lounge

12'10" x 10'9" (3.93 x 3.3)



Having wood effect LVT flooring and neutral decor with front aspect upvc double glazed bay window with fitted shutters, chimney opening with bio ethanol stove, wall lights, paneling to walls, fitted sideboards, radiator, tv point, sliding doors to:-

### Kitchen/Diner

13'5" x 17'8" (4.09 x 5.39)



Having wood effect LVT flooring and neutral decor with inset lights to ceiling, a range of fitted wall and floor units to white with Metro style tiled splashbacks, integrated electric oven, inset induction hob with extractor hood over, integrated fridge, integrated dishwasher, integrated washing machine, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, radiator.

### Guest Cloakroom/WC

Having wood effect LVT flooring and neutral decor with low flush wc, vanity unit with inset wash hand basin having chrome monobloc tap and tiled splashback.

### Conservatory

9'0" x 10'10" (2.75 x 3.32)



Having wood effect laminate flooring and neutral decor with upvc double glazed windows and French doors to garden, insulated roof, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, wooden spindle balustrade, walk in cupboard with upvc double glazed window, access to roof space.

### Bedroom One

12'11" x 10'11" (3.95 x 3.33)



Carpeted and stylishly decorated with front aspect upvc double glazed window, radiator.

### Bedroom Three

7'11" x 6'11" (2.42 x 2.12)



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

### Bedroom Two

13'5" x 10'4" (4.1 x 3.17)



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

### Bathroom

8'11" x 6'4" (2.72 x 1.94)



Having wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, bathtub with chrome hot and cold taps and electric shower over, low flush wc, pedestal wash hand basin with chrome monobloc tap, fitted over stairs storage.

### OUTSIDE

#### Frontage and Driveway

To the front you will find a Tarmac driveway with adequate parking for at least three cars with further parking available beyond the gates to the rear, if required.



## Rear Garden



Accessed via a gate from the driveway you will find a generous enclosed garden which has been landscaped to provide a mixture of patio, lawn and planting borders with wooden veranda. At the foot of the garden you will find a large lean to shed and :-

## Garage

20'2" x 13'0" (6.16 x 3.98)

A generously proportioned block and brick built garage, with electric roller shutter door, light, power, window and fitted workbenches with cupboard space.

## Material Information

Verified Material Information

Council tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
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 - Great, Vodafone - Great, Three - Good, EE - Great  
Parking: 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 area 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: E

For additional material information, please see the link:  
<https://moverly.com/sale/Y7t8iBu7fZL5ZtSaSTwZZB/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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Buying to Let?

Guide achievable rent price: £1200 pcm

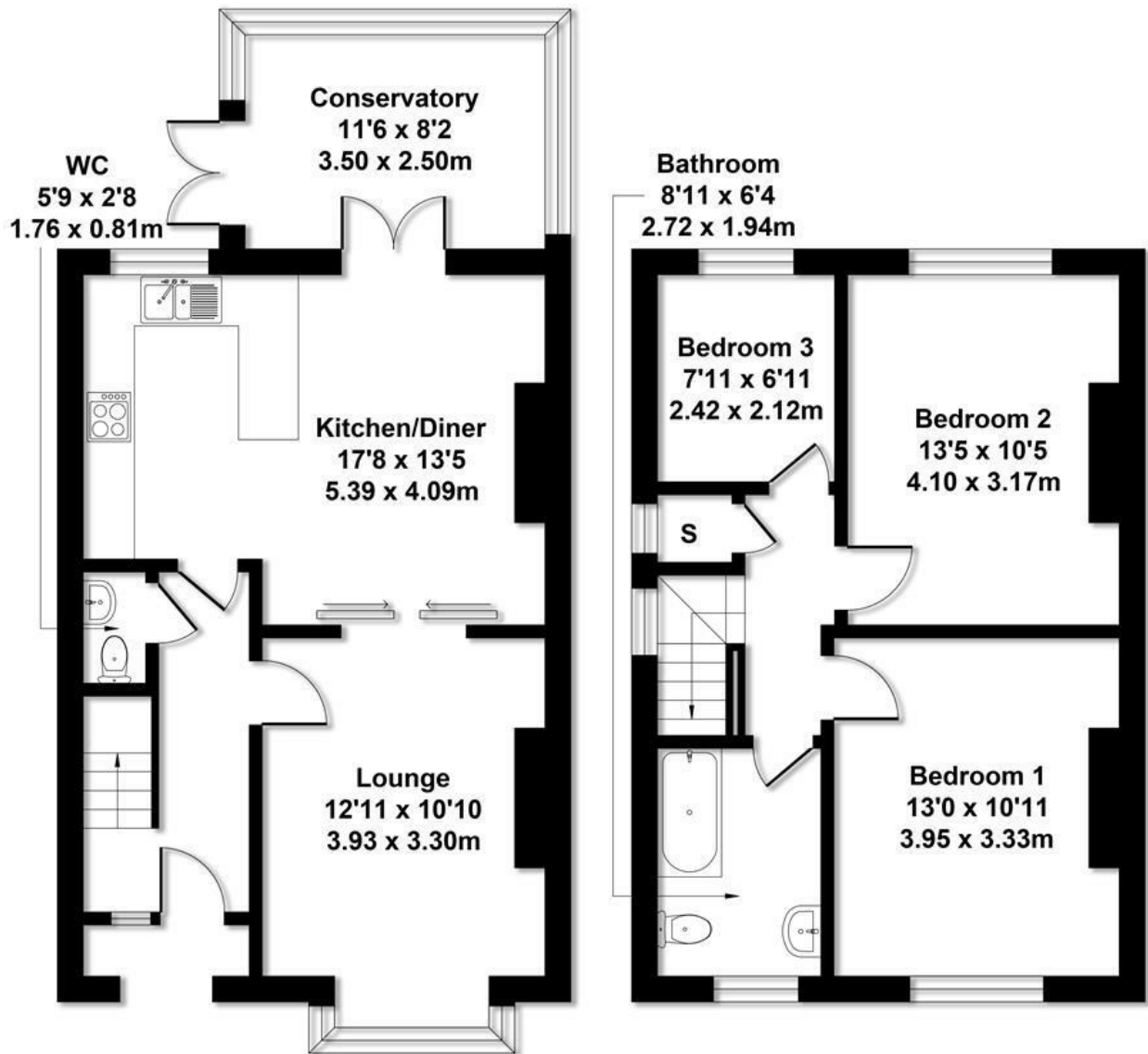
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

## Location / what3words

what3words ///jolly.chest.voter

# 75 Station Road

Approximate Gross Internal Area  
1066 sq ft - 99 sq m

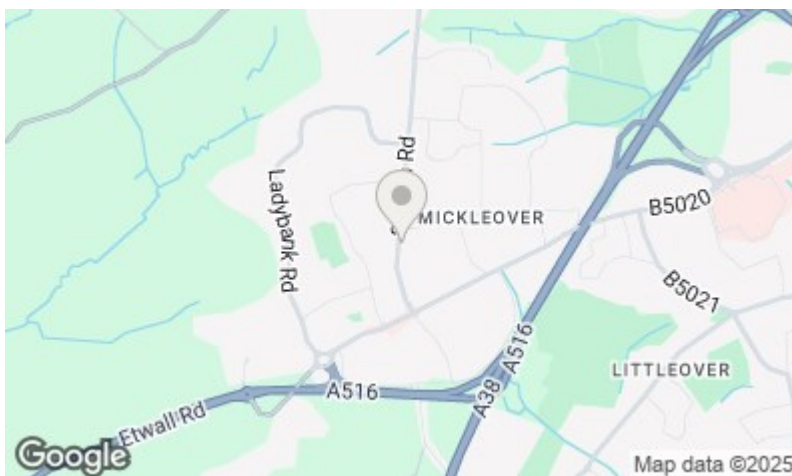


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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SCOFFIELD  
STONE  
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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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