



**15 Victoria Close, Mickleover, Derby, Derbyshire, DE3 9JQ**

**£599,950**

RARE MULTIGENERATIONAL FIVE BEDROOM DETACHED PROPERTY - This incredibly unique and deceptively large, detached property in an immaculate condition, offering versatile living spaces, making it ideal for families, including those with multiple generations. With its modern kitchen, spacious reception rooms, beautiful garden, and being positioned in a quiet cul-de-sac location, this property ticks all the boxes for comfortable and convenient family living. Don't miss the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing.



Sales: 01283 777100  
Lettings: 01332 511000

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# 15 Victoria Close, Mickleover, Derby, Derbyshire, DE3 9JQ

## Summary

Welcome to this immaculate, detached property located in a quiet cul-de-sac, in a sought-after location. With excellent public transport links, nearby schools, and local amenities, this property offers the perfect combination of convenience and tranquillity.

Upon entering the property, you will be impressed by the spaciousness and versatility it has to offer. With three reception rooms, there is ample space for entertaining guests or for the whole family to relax and unwind. The open-plan kitchen is a chef's dream, featuring a kitchen island, modern appliances, and plenty of natural light. The adjacent dining space is perfect for enjoying meals with family and friends. The utility room provides extra convenience, while the bifold doors create a seamless connection between the indoor and outdoor spaces.

With five bedrooms, including a ground floor bedroom with built-in wardrobes and en-suite, this property is ideal for families, including multigenerational families. There is also a double bedroom with built-in wardrobes and two additional double bedrooms, ensuring that everyone has their own comfortable space. The fifth bedroom, a single room, could be used as a home office or a playroom, depending on your needs.

Outside, you will find an incredibly private, generously proportioned and well-maintained garden, perfect for relaxing or hosting summer gatherings. The property also boasts a garage and ample parking for multiple vehicles. With solar panels, this property is not only energy-efficient but also environmentally friendly.

This property benefits from a C-rated Energy Performance Certificate (EPC) and falls under Council Tax Band D.

Mickleover is a charming suburb located in Derbyshire, England. It offers a pleasant blend of residential tranquillity and convenient amenities.

The area boasts a range of local amenities that cater to the needs of its residents, having excellent shopping opportunities with a variety of shops, including grocery stores, boutiques, and specialty shops, ensuring easy access to everyday necessities. There are also several dining options, ranging from cosy cafes to restaurants offering diverse cuisines.

For recreational activities, the village offers ample green spaces and parks where residents can enjoy leisurely walks, picnics, or outdoor sports. The local community centre hosts various events and activities throughout the year, fostering a sense of community spirit.

The suburb is well-served by public transportation, with regular bus services connecting it to Derby city centre and surrounding areas. This makes commuting convenient for residents who work or study elsewhere. Mickleover benefits from having excellent healthcare facilities, including medical clinics and a local hospital, ensuring residents have access to quality healthcare services within close proximity.

Overall, Mickleover provides a comfortable and well-rounded living environment, offering a range of amenities, recreational

spaces, convenient transportation links, and essential services for its residents to enjoy.

## GROUND FLOOR

### Hallway

Having composite double-glazed door, tiled flooring, radiator, storage cupboard, stairs to the first floor and doors off to

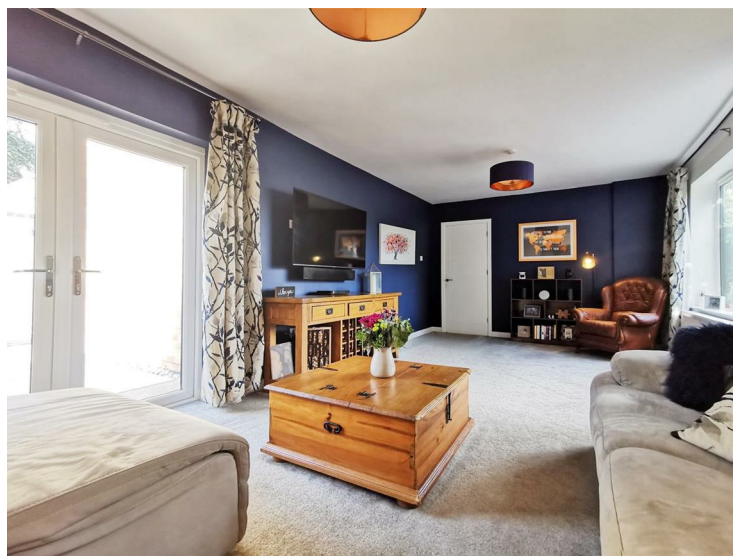
### Guest Cloakroom

4'6" x 7'6" (1.38m x 2.30m)

Fitted with a two-piece white suite comprising a low level WC and inset wash hand basin. UPVC double-glazed window to the side aspect, grey heated towel rail, tiled flooring and tiling to splash-back areas.

### Lounge

11'6" x 22'9" (3.53m x 6.95m)



Having carpet flooring, radiator, uPVC double-glazed window to the front aspect and uPVC double-glazed french doors to the rear patio area.

### Open-plan kitchen/ living

24'8" max x 24'7" max (7.53m max x 7.50m max)

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## Playroom area

11'6" x 11'8" (3.52m x 3.57m)



Tiled flooring and opening to

## Dining Area

10'7" x 11'11" (3.25m x 3.64m )



Tiled flooring, grey feature wall radiator, uPVC double bi-fold doors to the rear garden and uPVC double-glazed roof lantern.

## Kitchen area

13'11" x 13'1" (4.25m x 4.00m)



Fitted with a modern white gloss kitchen having, De Dietrich microwave, electric oven, warming drawer, 5-ring induction hob and extractor over. Integrated dishwasher and wine cooler, composite two bowl sink and drainer with shower tap over.

## Utility room

6'11" x 8'0" max (2.13m x 2.44m max )

Plumbing for washing machine, space for further under counter appliances and freestanding American style fridge freezer, radiator and uPVC double glazed door to the side aspect.

## ANNEX

### Lounge/Reception Room

17'4" x 10'4" (5.30m x 3.16m)



Having a feature wall radiator, uPVC bi-fold doors and door off to:

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## Bedroom (Five)

16'4" 9'11" x 12'11" (5 3.04m x 3.96m)



With built-in walk-in wardrobe, fitted wardrobes, radiator, uPVC double glazed window to the side aspect and door off to:

## En Suite Shower Room

4'2" x 7'7" (1.28m x 2.32m)



Fitted with a three-piece white suite comprising: Low-level WC, pedestal wash hand basin and walk-in shower. Fully tiled, extractor fan and double glazed obscured uPVC window to the side aspect.

## FIRST FLOOR

### First Floor Landing

Having an obscured uPVC double-glazed window to the side aspect, loft hatch and doors off to;

## Bedroom One

9'10" 249'4" x 11'9" (3. 76m x 3.59m)



Spacious double room with uPVC double-glazed window to the front aspect, radiator and fitted furniture.

## Bedroom Two

12'9" x 8'10" (3.90m x 2.71m)



Double size room with uPVC double-glazed Window to the front aspect and radiator.



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## Bedroom Three

11'5" x 9'8" plus doorway (3.49m x 2.95m plus doorway)



Double size room with uPVC double-glazed Window to the rear aspect and radiator.

## Bedroom Four

8'9" x 8'3" (2.69m x 2.53m)



With uPVC double glazed Window to the rear aspect and radiator.

## Family Bathroom

5'11" x 8'3" (1.82m x 2.53m)



Fitted with a four piece cream suite and Fitted Bathroom furniture comprising: walking in shower cubicle, pedestal wash hand basin, low level WC and panelled bath. obscured double-glazed uPVC window to the side aspect and chrome heated towel rail.

## OUTSIDE

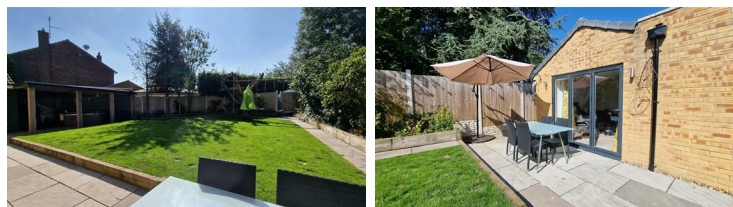
### Frontage and Driveway

Having a spacious driveway having ample parking for numerous vehicles, access to the garage and side internal storage and gated access.

### Garage

Having power, hot and cold taps, electric up and over door and side personal wooden door.

### Outside Rear



With a patio area, lawn established plantings and outside entertaining area. To the rear of the property is gated access to a bridle path.

### Solar Panels

Fitted with a 6kwh system with 8 panels front and back owned by the vendors. Guarantee still in place installed November 2021.

Fitted with a 19.6kwh battery pack and inverter in the loft that when used in conjunction with E7 rates greatly increases the energy efficiency of the property.

### Material Information

Council Tax Band: D

## 15 Victoria Close, Mickleover, Derby, Derbyshire, DE3 9JQ

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here:  
<https://addresspollution.org/>

### what3words Location

///lofts.window.villa

### 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.



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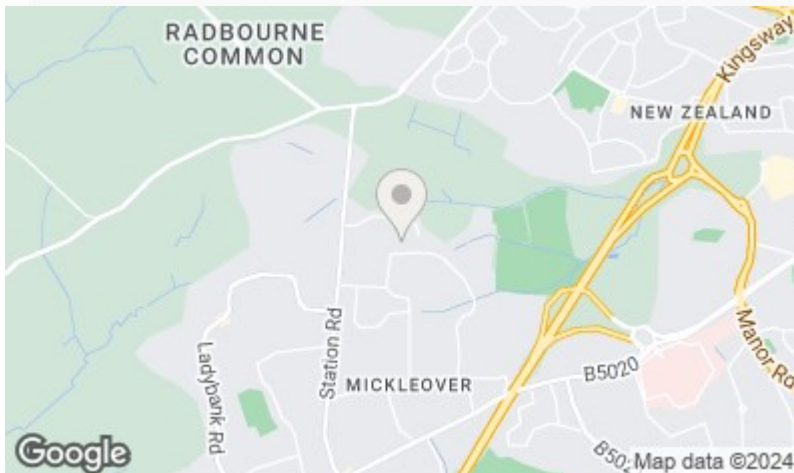
Approximate Gross Internal Area  
2067 sq ft - 192 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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			
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(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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