

ECCLESBOURNE LANE, MICKLEOVER, DERBY

PRICE £350,000

4 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO ECCLESBOURNE LANE

HIGH SPECIFICATION, FOUR GOOD SIZED BEDROOMS - A stylish and impressive four-bedroom detached home, built by Avant Homes in 2022, offering contemporary family living within a popular residential development. Beautifully presented throughout, the property has been designed with modern living in mind, combining a high-quality specification with a well-considered layout and excellent flexibility for a growing family.

The open-plan kitchen, living and dining space forms the heart of the home, with quartz worktops, integrated appliances and bi-fold doors creating a bright and sociable environment. Four well-proportioned bedrooms provide excellent versatility, including a principal bedroom with mirrored wardrobes and en-suite facilities, while the fourth bedroom is currently arranged as a home office.

The property also benefits from a good-sized, wide rear garden with lawn and patio, providing plenty of space for outdoor seating, dining and family use. A driveway, integral garage and EV charging point add further practicality, while the remaining NHBC warranty provides additional reassurance. This is a modern home that is ready to move straight into and enjoy.

THE DETAIL

The Detail
The ground floor is centred around an impressive open-plan layout, creating a natural flow between the kitchen, dining and living areas. The reception area is finished with wood grain effect flooring, which continues throughout the ground floor and provides a warm and practical finish. The staircase rises from the reception area to the first-floor landing, with the overall arrangement offering a versatile space suited to both everyday family life and entertaining.

The kitchen forms the centrepiece of the main living space and is fitted to a high specification, featuring contemporary matching wall and base units complemented by quartz worktops. There is a sink drainer with mixer tap, integrated Hotpoint microwave and electric oven, Bosch four-ring induction hob with cooker hood, frost free fridge freezer, dishwasher and automatic washing machine. Integrated lighting and a dedicated dining area add further practicality, while the generous open-plan arrangement allows the kitchen, dining and living spaces to work particularly well together.

The living area benefits from useful understairs storage and a dedicated television recess, with bi-fold doors opening onto the rear garden and creating an excellent connection between the indoor and outdoor spaces. A rear hallway provides access to the garden via a composite door, as well as direct internal access into the integral garage. A contemporary downstairs WC is also positioned conveniently off the hallway.

To the first floor are four bedrooms, providing excellent flexibility for family accommodation, guests and home working. The principal bedroom features stylish sliding mirrored wardrobes and space for additional furniture,

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alongside a contemporary en-suite shower room with a shower cubicle, wash hand basin, WC, attractive tiling and heated towel radiator. The additional bedrooms include two well-proportioned double rooms, with one benefiting from fitted mirrored wardrobes, together with a versatile fourth bedroom currently utilised as an office or study. The family bathroom has a contemporary finish and includes a panel bath, wash hand basin, low-level WC, recessed lighting and shaver point.

Outside, the property benefits from a wide rear garden, predominantly laid to lawn and complemented by a patio area providing a useful space for outdoor dining, entertaining and relaxation. To the front, a tarmac driveway provides parking for two vehicles and leads to the integral garage, while an EV charging point adds an increasingly desirable modern convenience. The garage benefits from power, lighting and an up-and-over door.

Located within Cotchett Village, the property is well positioned for access to Mickleover and its wide range of everyday amenities, leisure facilities, schools, shops and places to eat. The Great Northern Cycle Path is within a short walk, while convenient transport connections provide access to Derby and surrounding areas. The combination of modern housing, nearby open space and excellent local accessibility makes this an appealing setting for contemporary family life.

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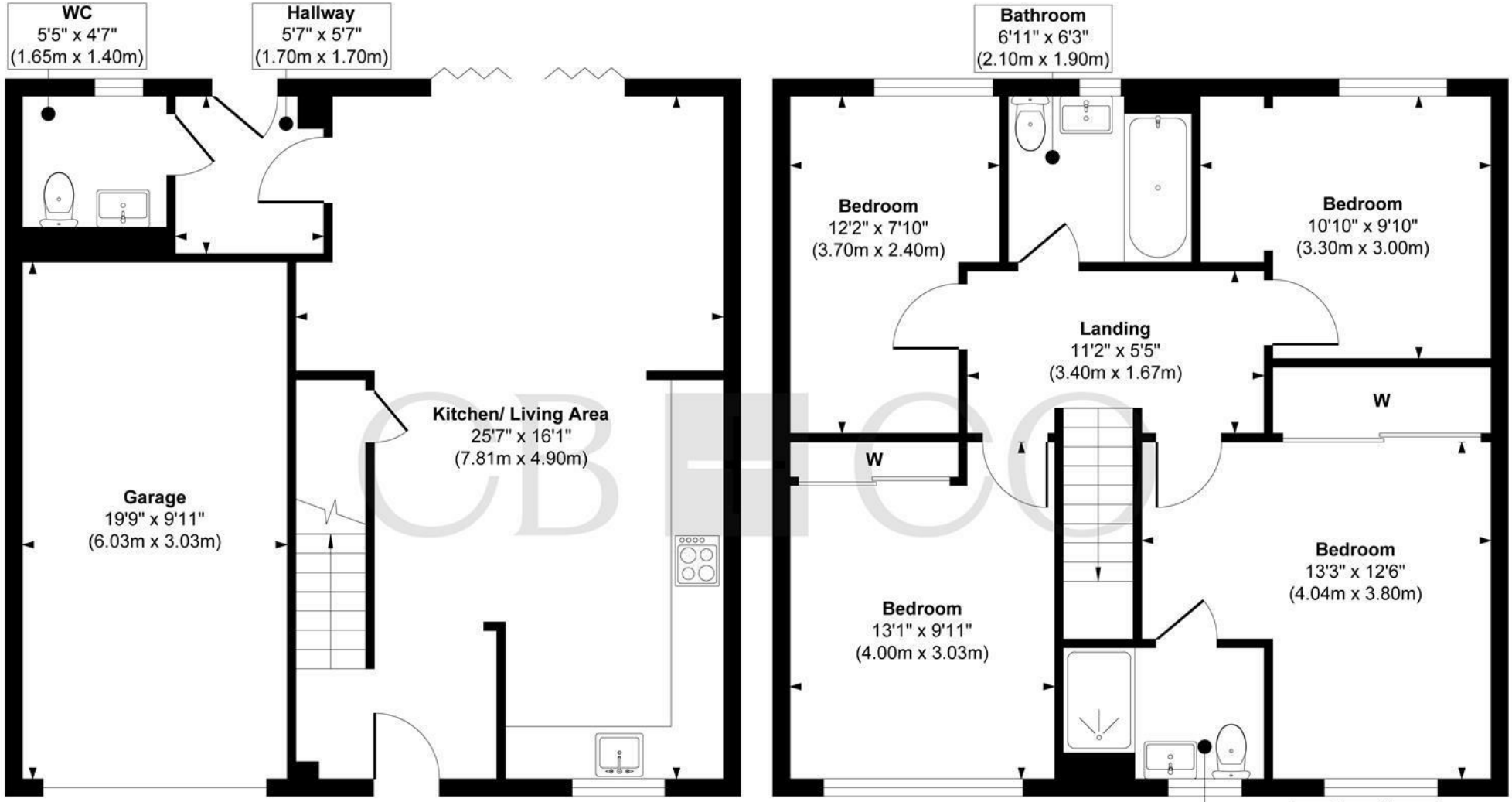








Ecclesbourne Lane



Ground Floor
Approximate Floor Area
675 sq. ft
(62.71 sq. m)

First Floor
Approximate Floor Area
675 sq. ft
(62.71 sq. m)

Approx. Gross Internal Floor Area 1350 sq. ft / 125.42 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1151.75 sq ft

EPC RATING

B

COUNCIL TAX BAND

D

- Avant Homes Build With Remaining NHBC Warranty
- Impressive Four-Bedroom Detached Family Home Offering A Contemporary Layout
- High-Specification Open-Plan Kitchen, Living And Dining Space
- Quality Kitchen Featuring Quartz Worktops, Integrated Hotpoint And Bosch Appliances
- Principal Bedroom With Stylish Sliding Mirrored Wardrobes And Contemporary En-Suite
- Well-Maintained Rear Garden Featuring A Generous Lawn
- Integral Garage With Up-And-Over Door, Power And Lighting
- Tarmac Driveway Providing Off-Road Parking For Two Vehicles, EV Charging Point
- Popular Cotchett Village Development With The Great Northern Cycle Path Within A Short Walk,
- Walking Distance To Mickleover Village

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THE MILLS

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MICKLEOVER

THE STUDIO

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