

Amber Drive, Mickleover

aksresidential.com

£300,000



AKS
THE ESTATE AGENCY

This property at a glance:



1



3



2



2



B



Watch the video



Amber Drive, Mickleover



Mikaela says:

“What I really like about this home is its location. Set on the popular Cotchett Village Estate in Mickleover, it enjoys a lovely quiet position with some great walks nearby, making it an ideal setting for families and anyone looking for a peaceful place to call home.

At the front, there is side-by-side parking for two vehicles, and once inside, the spacious entrance hall sets the tone straight away. There's also a useful double storage cupboard, ideal for keeping coats, shoes and everyday bits neatly tucked away.

From here, the home opens into a bright and sociable kitchen and dining space. It's a modern, well-designed kitchen with plenty of worktop and storage space, and there's room for a family dining table, making it a practical and welcoming part of the home.

Just off the open plan space is a generously sized downstairs toilet, with the under-stair cupboard serving as a utility space for the washing machine. Moving through to the rear of the property, is the living room, and this is probably one of my favourite spaces. It's beautifully bright thanks to the bi-fold doors that open directly onto the garden, creating a lovely connection between inside and out and making it a fantastic room to relax or entertain.

Upstairs, the landing continues the light and airy feel of the home. The main bedroom is a lovely retreat, complete with a beautifully finished en-suite shower room. The family bathroom has been thoughtfully designed with a contemporary finish, while the second bedroom is another excellent-sized room overlooking the front of the property. The third bedroom is a versatile space that works equally well as a nursery, child's bedroom or home office. Outside, the rear garden is both private and easy to maintain, with a paved seating area and lawn providing plenty of space to enjoy without demanding too much upkeep.

For me, this home stands out because it offers a fantastic balance of modern, practical living and comfortable family space in such a peaceful part of Mickleover. It's light, well laid out and has a warmth about it that makes it easy to imagine calling it home.”



AKS
THE ESTATE AGENCY
aksresidential.com

Amber Drive, Mickleover



Did you spot...

This fantastic family home has side by side parking for 2 vehicles



A message from the seller:

"We've loved living here, with its modern, open plan layout that's perfect for family and friends. The living space enjoys beautiful evening sunsets, making the garden especially enjoyable in the summer. Friendly neighbours, along with parks, restaurants and pubs just a short walk away, make it easy to enjoy everything the local area has to offer."

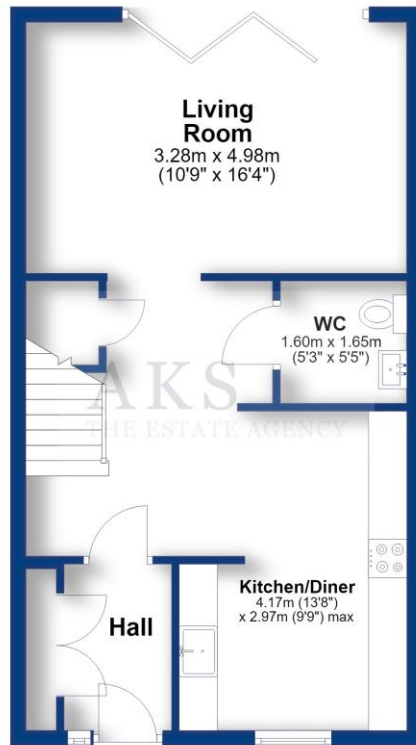
AKS
THE ESTATE AGENCY



Floor Plan

Ground Floor

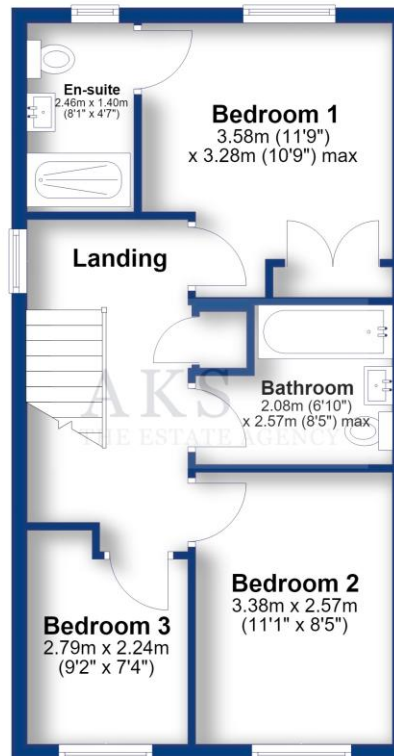
Approx. 46.0 sq. metres (495.2 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 sq. feet)

First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Amber Drive, Mickleover

Presented by

AKS

THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- THREE BEDROOM SEMI-DETACHED HOUSE
- MAIN BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE
- OPEN PLAN DOWNSTAIRS LIVING
- LOW MAINTENANCE SPACIOUS GARDEN
- QUIET RESIDENTIAL ROAD IN A SOUGHT AFTER LOCATION
- EPC RATING B



About the area:

Mickleover is a fantastic village for the whole family, full of essential amenities. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, restaurants, a bar, charity shop and takeaways. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



Schools:

There are five primary schools throughout the village, which feed into John Port Academy in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87