

# Meon Close

Mickleover, Derby, DE3 0AR

John German





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£300,000

Fabulous location overlooking a pond and nature reserve beyond which lies a village green and playground. Beautifully presented, well laid out accommodation featuring great ground floor living space and superb bedrooms including an impressive master with ensuite. Generous garden and double driveway.



Entrance to the property is via an entrance lobby with doors leading off to the ground floor cloaks/WC and into the living room. The cloakroom is fitted with a low flush WC and hand washbasin whilst the walls have been decorated with an attractive panel effect.

The spacious living room overlooks the front elevation via a bay window which makes the most of those lovely views over the pond and green. This is a good-sized sociable space with plenty of room for soft furnishings and featuring a useful under stairs storage cupboard.

The kitchen/dining area sits to the rear of the house with French doors opening onto the garden in front of which is a space for a dining table and chairs. The kitchen is fitted with a range of base and eye level units with under unit lighting, roll edge worksurfaces, inset stainless steel sink unit with a window above, built-in eye level oven, four ring gas hob with Perspex splashback and extractor hood over, integrated dishwasher, washing machine and fridge freezer.

On the first floor stairs lead to a central landing with doors leading off to bedrooms two and three both of which are double rooms, the stairwell to the second floor which doubles as a useful storage or study area and to the family bathroom which is fitted with a full three piece suite comprising low flush WC, pedestal washbasin and a panelled bath.

The en-suite master bedroom occupies the whole of the second floor filled with natural light coming from two Velux windows and an additional front-facing dormer window from which has a fabulous view over the pond and beyond. The en-suite is fitted with a double shower cubicle, low flush WC and a pedestal washbasin.

Outside, the garden is bigger than the neighbouring properties of the same house type with gardens extending to the rear and side of the house there is plenty of space for an outbuilding or possibly a garage here subject to planning consent. The garden gets plenty of evening sun and has a well kept lawn, paved patio and a large gravelled area. There is outdoor power and an outside tap. To the front of the house a double width driveway provides side by side parking and there is a well stocked front border and a low hedge to the side with space to extend the parking area if desired (please note the boundary extends to the edge of the neighbours driveway and is not demarked by the hedge). There are two useful communal visitor parking spaces available in front of one of the neighbouring properties.

Ideally located, just a short walk from Mickleover's village centre, with a range of local shops, bakeries, and eateries, along with excellent transport links including quick access to the A38 and A50. Royal Derby Hospital is also within a short drive.

Agents note: There is an estate management service charge of £188 per annum.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA26112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

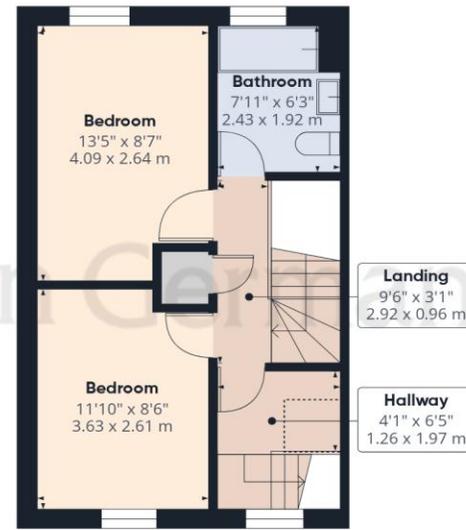
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1007 ft<sup>2</sup>

93.7 m<sup>2</sup>

**Reduced headroom**

43 ft<sup>2</sup>

4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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