

Trent Way, Mickleover

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£680,000



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This property at a glance:



Watch the video



Trent Way, Mickleover



Mikaela says:

“One of the things I love most about this home is its location. Having green open space, a park and lovely walking routes right on your doorstep gives it such a peaceful feel, while still being close to everything Mickleover has to offer.

As soon as you step inside, there's an immediate feeling of space. I really like how the ground floor offers separate living areas. There's a bright, comfortable living room to the front, a dedicated dining room for family meals or entertaining, and then the kitchen diner really steals the show. It's a fantastic family space with plenty of natural light, a breakfast bar, integrated appliances and doors opening straight onto the garden. The separate utility room and downstairs WC are practical additions that make everyday life that bit easier.

To the middle floor, you'll find four genuine double bedrooms, including a superb main bedroom with a walk-through dressing area and 4 piece ensuite. The family bathroom is beautifully finished with both a bath and separate shower.

The top floor is another fantastic feature because it's so versatile. The fifth bedroom has its own ensuite shower room, while the spacious landing is big enough to use as a home office or reading area. There's also another room that could easily become a sixth bedroom, guest room, gym or playroom depending on your needs!

One thing that really surprised me was the amount of storage throughout the house. It's something you don't often find in newer homes, but here there are cupboards and practical storage solutions everywhere you need them.

Outside, the garden has been thoughtfully landscaped with established planting, a lovely water feature and plenty of space for outdoor dining and relaxing. Add in the double garage, driveway parking and a fantastic location, and you've got a home that's not only beautifully presented but incredibly easy to live in.”

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Did you spot...

This fantastic family home has 3 years NHBC remaining



A message from the seller:

"This beautiful bright and spacious house has been our home for over 7 years. For much of this time we have been a household of five and I can honestly say, there's been plenty of room for everyone! We've really enjoyed putting our own stamp on the house and have appreciated how thoughtfully and practically this David Wilson house has been designed. Our South facing, easy to maintain garden has been a source of much enjoyment over the years, whether just "pottering" or relaxing and making the most of sunny days. The house has a great aspect with plenty of open parkland around it. We are also within easy walking distance of a number of pubs, restaurants and shops. Finally, we benefit from great public transport routes, finding it easy to get to Derby or Burton and a number of great villages along the way!"

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Floor Plan

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Total area: approx. 227.1 sq. metres (2444.7 sq. feet)

 **Energy
Performance
Certificate**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- EPC RATING B
- EXCLUSIVE 3 STOREY DETACHED 5/6 BEDROOM HOME
- DOUBLE GARAGE AND DRIVEWAY PARKING
- 2 EN-SUITES
- 3 YEARS NHBC REMAINING
- IMPRESSIVE KITCHEN/DINING/LIVING AREA



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