

Station Road

Mickleover, Derby, DE3 9GH



Perfectly positioned in the heart of Mickleover, this deceptively spacious home offers a rare combination of privacy, practicality and potential. With three well proportioned bedrooms, generous living spaces and scope to extend or reconfigure, it's a home that adapts to your lifestyle.

NO UPWARD CHAIN

£339,950

John German

This 1930s Arts & Crafts-inspired detached house is full of surprises worthy of a closer look, let us take you on a tour and our journey begins where else but at the front of the house. A feature of houses of this period is the open arching recessed storm porch which shelters the main entrance door which is double glazed with matching side panels and top lights beyond which lies the main entrance hall. The hallway is a spacious reception area with stairs rising to the first floor with under stairs storage and doors leading off to the main living spaces.

To the front of the house the lounge has a large bay window overlooking the front garden as well as windows to the side, whilst to the rear is an equally sized dining room which overlooks the rear garden.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap and window above, extensive tiling to splashback areas, leaving space for a full range of appliances. The kitchen also retains the original pantry with open shelving, cold shelf and a window to the side.

A passage way leads off the kitchen providing access to the garden and into the ground floor WC and a useful storage room housing the wall mounted combination boiler.

On the first floor a central landing has a window to the side and doors lead to three very nicely proportioned, light filled bedrooms. The stairs, landing and bedrooms have all been fitted with brand new carpeting.

Completing the accommodation is the family bathroom which is fully tiled fitted with a four piece suite comprising low flush WC, pedestal washbasin, panelled bath and a separate shower enclosure, with windows to the side and the rear.

Outside - To the front of the house, double wrought iron gates open onto a wide driveway providing plenty of off road parking with parking and turning space in front of the house and access to the attached garage. The front garden is laid to lawn with herbaceous borders with specimen trees providing screening. The rear garden is also mainly laid to lawn with a paved patio rockery border and a small raised deck.

Situated on Station Road next to Mickleover ambulance station, the property enjoys a convenient position within easy reach of a wide range of everyday amenities. Local shops, a supermarket and Brooks Wine Bar are all close by, while Mickleover Village offers an excellent selection of cafés, pubs, restaurants and independent retailers.

There are a number of well-regarded schools nearby, making this an appealing location for families, with the village providing a welcoming community atmosphere and everything needed for day-to-day living.

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: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28092026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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