


# property details **approval form**

22 Selby Drive, Mickleover, DERBY, Derbyshire, DE3 0AS

**Date:** 31 January 2026

**Property Ref and Version:** MVR109378 - 0002



## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£450,000

Tenure: Freehold

## >> **key features**

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- > BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOUSE
- > SPACIOUS LOUNGE AND MODERN KITCHEN DINER
- > ADDITIONAL RECEPTION ROOM
- > DOWNSTAIRS W/C, EN-SUITE & FAMILY BATHROOM
- > IMMACULATE REAR GARDEN
- > DRIVEWAY PROVIDING OFF-ROAD PARKING, DETACHED SINGLE GARAGE & EV CHARGING POINT
- > CLOSE TO LOCAL AMENITIES
- > COUNCIL TAX BAND E
- > EPC Rating: B

## >> **short description**

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Situated in the sought-after Derbyshire suburb of Mickleover, comprising of an entrance hallway, downstairs w/c, lounge, dining room, kitchen diner, four bedrooms, en-suite, family bathroom, driveway and rear garden. Call us now to view!

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## >> long description

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Bagshaws Residential are delighted to bring to the market this beautifully presented four-bedroom detached house, situated in the sought-after Derbyshire suburb of Mickleover.

The internal accommodation comprises of an entrance hallway, downstairs w/c, lounge, dining room and kitchen diner to the ground floor, whilst the first floor boasts four well-proportioned bedrooms, an en-suite and family bathroom. Benefiting from double-glazed windows and gas central heating.

Externally, to the front a driveway providing off-road parking, a detached single garage and an EV charging point. To the rear, an immaculate garden, laid with astro turf, surrounded by patio slabbed paving and pebbling. A great space, especially during those summer months.

Perfectly located in Mickleover, Selby Drive allows easy access to all local amenities including, nurseries and primary schools, eateries, local shops, supermarkets, salons, doctors' surgeries and chemists. With access to major road links such as the A38 and A50, as well as being close to local bus routes, allowing ease of travel. This home demands an internal viewing to fully appreciate the accommodation on offer. Perfect for home-movers and investors. Call us now to view!

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## >> room description

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### **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the downstairs w/c, storage cupboards, dining room, lounge, kitchen and first-floor landing. Finished with wood laminate flooring and a radiator.

### **Lounge**

16' 5" x 9' 9" ( 5.00m x 2.97m )

A spacious lounge finished with wood laminate flooring, a radiator, double-glazed window to the front and patio doors leading out to the rear garden.

### **Dining Room**

10' 6" x 9' 3" ( 3.20m x 2.82m )

Finished with carpeted flooring, a radiator and a double-glazed window to the front and side.

### **Kitchen Diner**

14' 11" x 14' 8" ( 4.55m x 4.47m )

Modern fitted kitchen diner comprising of base, wall and drawer units with an integrated four ring hob, overhead extractor hood, oven, dishwasher, washing machine, and sink, with space for additional appliances. Finished with wood laminate flooring, a radiator, two double-glazed windows to the side, a double-glazed window to the rear and patio doors opening out to the rear.

### **Landing**

First floor landing providing access to four bedrooms and a family bathroom. Finished with carpeted flooring.

### **Bedroom One**

14' 3" x 9' 9" ( 4.34m x 2.97m )

Double-bedroom finished with carpeted flooring, a radiator and a double-glazed window to the front and side.

### **Bedroom Two**

14' 10" x 9' 9" ( 4.52m x 2.97m )

Double bedroom finished with carpeted flooring, a radiator, a double-glazed window to the rear and a connecting door to the en-suite.

### **En-Suite**

Three-piece suite comprising of a wash-hand basin, low-level and shower cubicle. Finished with vinyl flooring, part-tiled walls, a radiator and frosted double-glazed window to the side.

### **Bedroom Three**

12' x 8' 8" ( 3.66m x 2.64m )

Double bedroom finished with carpeted flooring, a radiator, and double-glazed window to the front.

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## >> room description

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### **Bedroom Four**

7' 1" x 6' 8" ( 2.16m x 2.03m )

Single bedroom finished with carpeted flooring, a radiator and double-glazed window to the rear.

### **Bathroom**

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with vinyl flooring and part-tiled walls.

### **External**

Externally, to the front a driveway providing off-road parking, a detached single garage and an EV charging point. To the rear, an immaculate garden, laid with astro turf, surrounded by patio slabbed paving and pebbling, with access to the detached garage. A great space, especially during those summer months.

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## >> **property images**



**Your Bagshaws Residential office:** 14 The Square, Mickleover, DERBY, Derbyshire, DE3 0DD  
**T** 01332 518844 **E** Mickleover@bagshawsresidential.co.uk



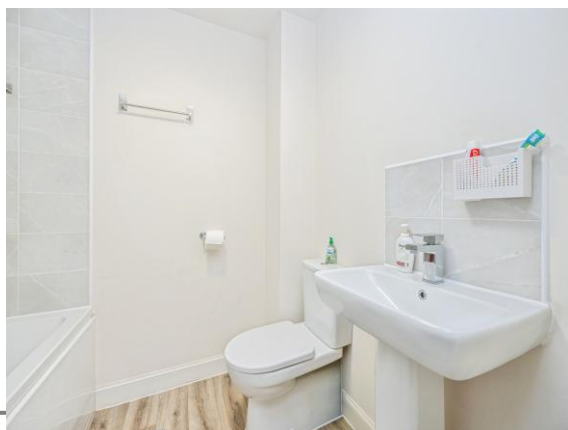
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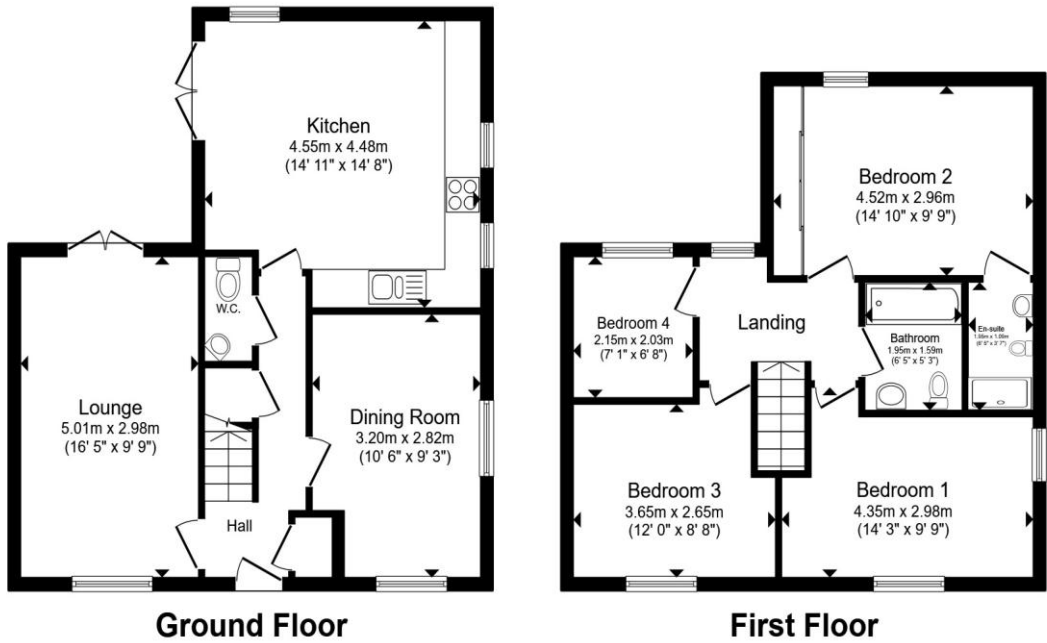




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## >> floor plan



Total floor area 105.7 m<sup>2</sup> (1,138 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

	Signature	Date
Adam Peet		
Mr A.J. Ibidun		