



Haddon Drive, Mickleover

Offers in excess of **£250,000**



Key Features

- Three Bedrooms
- Semi Detached Dormer Bungalow
- Gated Driveway
- Large Private Rear Garden
- Versatile Layout
- Garage with Front & Rear Access
- EPC rating TBC
- Freehold





This three-bedroom semi-detached dormer bungalow offers an exciting opportunity to create a fantastic home, benefitting from generous room sizes, a gated driveway, garage and a substantial rear garden, and is offered to the market with no onward chain and vacant possession.

The property provides versatile accommodation across two floors, with a flexible ground floor layout including a bedroom and additional reception space, making it ideal for a range of buyers including families, downsizers or those looking for home working space.

The kitchen offers direct access to the rear garden and includes a useful pantry, while the lounge provides a comfortable living space with scope to update and enhance. Upstairs, there are two further bedrooms, both offering good proportions and practical storage.

Externally, the property continues to impress with a gated driveway providing off-road parking and access to the garage. The rear garden is a standout feature — a generous plot mainly laid to lawn with a central pathway and mature borders,

offering privacy and excellent potential for landscaping or extension (subject to the necessary permissions).

Situated in a popular residential location in Mickleover, the property is well placed for local amenities, schools and transport links, making it an excellent long-term home with plenty of future potential.

Externally

The property is set back from the road behind a gated driveway, providing a good degree of privacy and secure off-road parking for multiple vehicles. The frontage offers a neat and low-maintenance approach, with access to the garage and a pathway leading to the main entrance.

Porch 0.7m x 1.71m (2'4" x 5'7")

Useful entrance porch providing a practical space for coats and shoes before entering the main home.

Entrance Hall 4.18m x 1.71m (13'8" x 5'7")

Welcoming hallway providing access to the ground floor accommodation and staircase leading to the first floor.

Lounge 6.39m x 3.53m (21'0" x 11'7")

A well-proportioned reception room offering a comfortable space to relax, with plenty of natural light and flexibility for different furniture layouts.

Kitchen 3.18m x 2.94m (10'5" x 9'7")

Fitted with a range of wall and base units with worktop space, integrated oven and gas hob, and space for





additional appliances. A door leads directly out to the rear garden, and there is the added benefit of a useful pantry for additional storage.

Bedroom 3 (Ground Floor) 3.63m x 2.65m (11'11" x 8'8")

A versatile ground floor bedroom, ideal for guests, multi-generational living or alternative use as a second reception room.

Study 1.88m x 2.58m (6'2" x 8'6")

A flexible space that could be used as a home office, study or hobby room depending on individual needs.

Bathroom 1.95m x 1.89m (6'5" x 6'2")

Fitted with a three-piece suite, serving the ground floor accommodation.

Bedroom One 5.09m x 2.93m (16'8" x 9'7")

A spacious double bedroom positioned on the first floor, offering plenty of room for furniture and benefitting from built-in wardrobes.

Bedroom Two 4.09m x 2.66m (13'5" x 8'8")

A further well-proportioned bedroom with useful storage cupboard housing the boiler.

Rear Garden

A fantastic size rear garden, mainly laid to lawn with a central pathway leading through. Mature borders provide a good degree of privacy, and the space offers excellent potential for landscaping or future extension (subject to permissions).



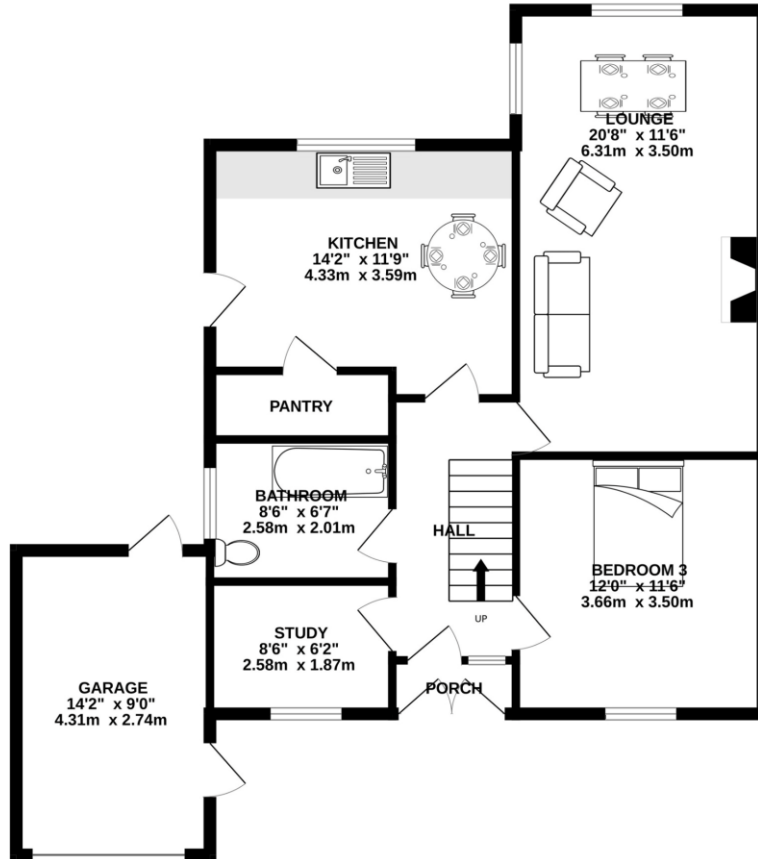
Buyer Information

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GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.

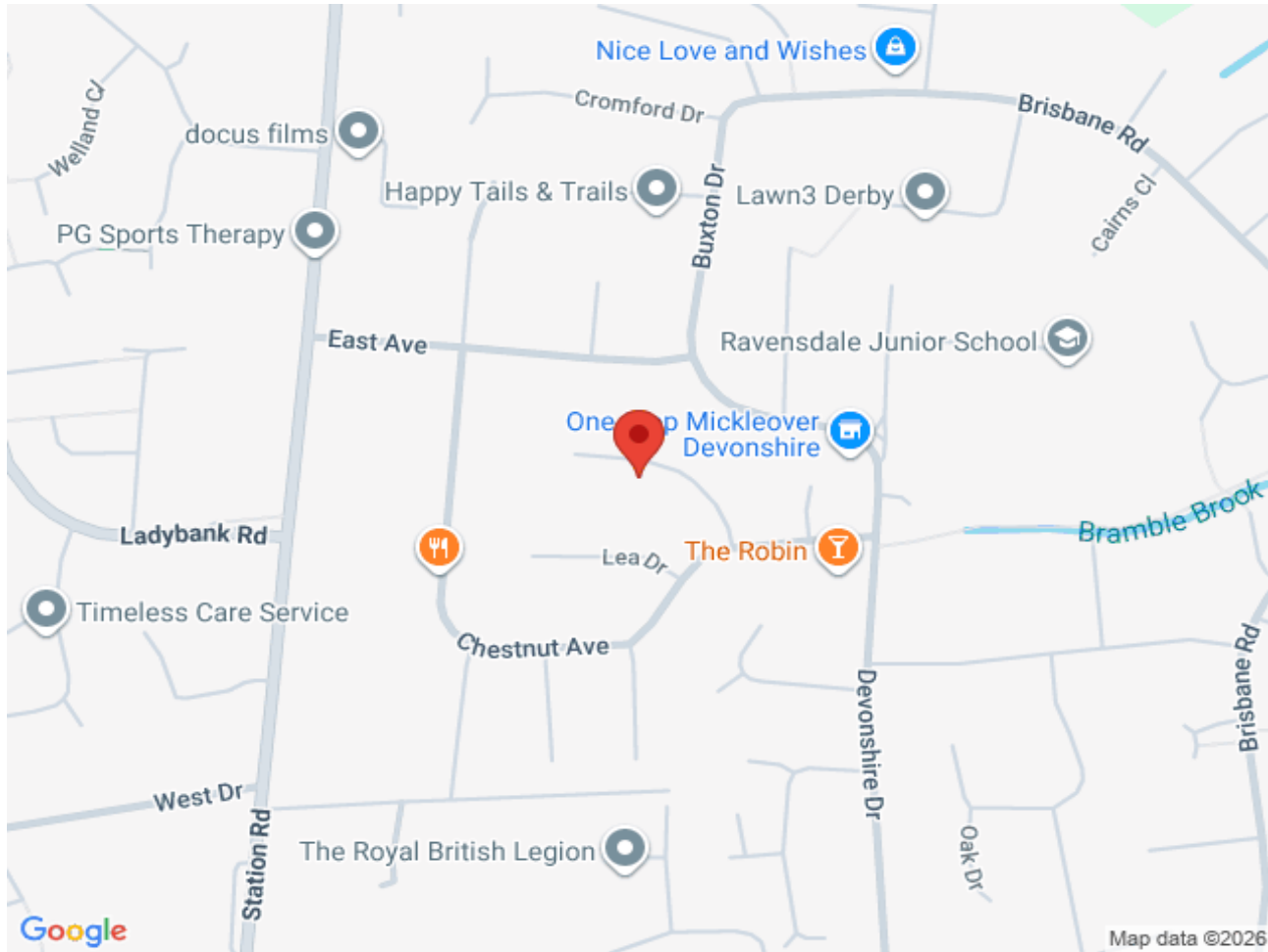


1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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