Linnet Hill
Derby
DE3 0SJ

Offers in Excess of £
430,000.00

bettermove

Linnet Hill - Derby

Bettermove are proud to present this 4 bedroom detached house in Mickleover.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/living area, conservatory, and WC on the ground floor, with access into the garage. The first floor consists of four bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom. The exterior boasts a private rear garden, complete with an outbuilding, currently used as a bar, perfect for enjoying the summer months.

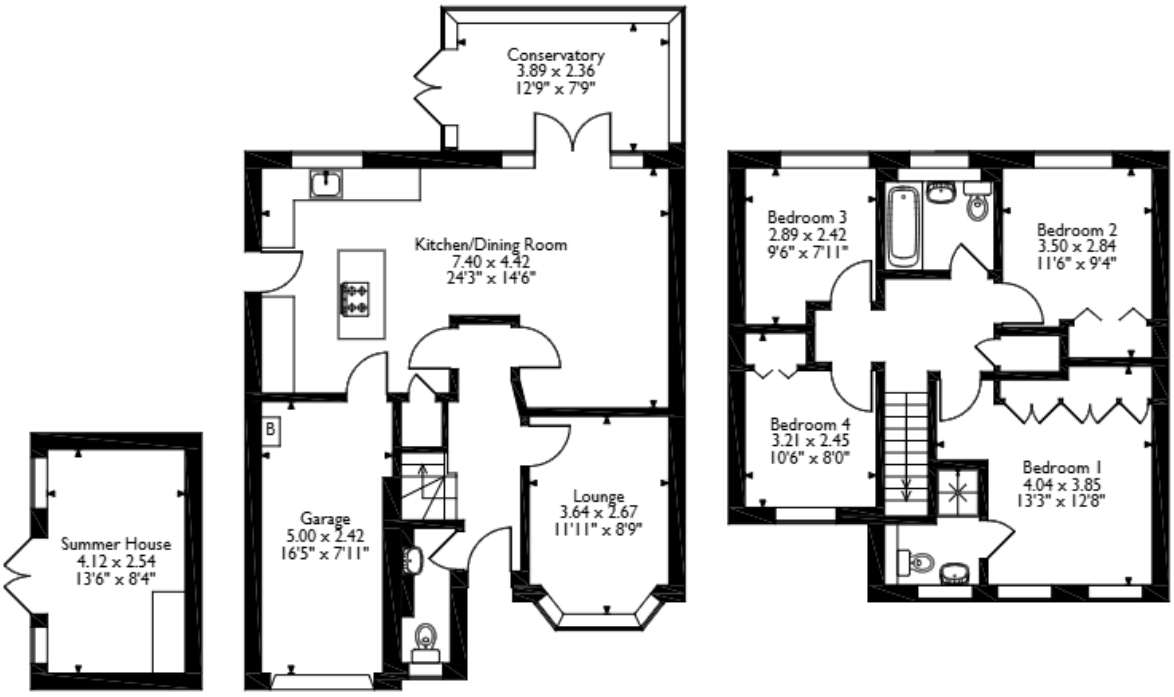
Located on a quiet cul-de-sac, in the civil parish of Mickleover, Derby, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Peartree, and Derby train stations, a variety of local bus routes, and quick access to the A38, and the A50, leading to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	2	Freehold

Floor Plan

Linnet Hill, Mickleover, Derby
Approximate Gross Internal Area
Main House = 128 Sq M/1378 Sq Ft
Outbuilding = 10 Sq M/108 Sq Ft
Total = 138 Sq M/1486 Sq Ft



Outbuilding **Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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