



LABAN DRIVE, MICKLEOVER, DERBY

PRICE £315,000

3 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO LABAN DRIVE

DELIGHTFUL POSITION - A truly superb, three double bedroom semi-detached home, situated in this delightful position with an outlook over a communal green and play area. This most stylish home offers around 1200 square feet of living accommodation and occupies one of Mickleover's most sought after locations on the highly sought after Bloor Homes development situated off Ladybank Road, with just a short walk to the nearby Mickleover to Etwell former railway line nature walk.

This property was constructed in 2022 to an impressive specification and has the benefit of an NHBC guarantee remaining. The accommodation has been beautifully presented and has stylish contemporary fittings throughout and in brief comprises; entrance hallway, stylish living room, superb contemporary dining kitchen with open plan utility area and downstairs WC.

The first floor landing leads to two double bedrooms and a well appointed contemporary four piece family bathroom. The second floor landing leads to a superb master bedroom suite with the benefit of built in wardrobes, dressing area and a contemporary en-suite shower room.

Outside, to the front there is a small front garden area with driveway to the side leading to a good sized detached brick built garage. There is a delightful south facing landscaped enclosed rear garden with patio and lawn.

THE DETAIL

The ground floor opens into an inviting entrance hallway with oak-effect flooring and stairs rising to the first floor. The spacious living room benefits from a front-facing window, digital thermostat and useful under-stairs storage. To the rear is a contemporary open-plan dining kitchen, fitted with high-gloss white units, quartz work surfaces, integrated AEG and other appliances, and French doors opening onto the garden. A useful utility area and downstairs WC complete the ground floor.

To the first floor are two double bedrooms, with Bedroom two overlooking the rear garden and Bedroom three enjoying views towards the green and play area. The stylish four-piece family bathroom comprises a bath, separate shower enclosure, WC and wash hand basin, complemented by tiled finishes and a heated towel rail. The landing also provides access to an airing cupboard housing the pressurised hot water cylinder.

The second floor is dedicated to a superb principal bedroom suite, featuring a high ceiling, built-in mirrored wardrobes, eaves storage and dormer windows to both front and rear elevations. An open-plan dressing area leads to a spacious en-suite shower room with Roca sanitaryware and a mains-fed rain shower.

Externally, the property benefits from a low-maintenance front garden, side driveway providing parking for two to three vehicles and a detached brick-built garage with power and lighting. The enclosed rear garden offers a paved patio, lawn, bark-chip borders and fenced boundaries, creating an attractive and practical outdoor space.

CB+CO





The Location

This is a sought after modern development located on the edge of Mickleover. This is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby Hospital, Toyota, Rolls-Royce and Derby University.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





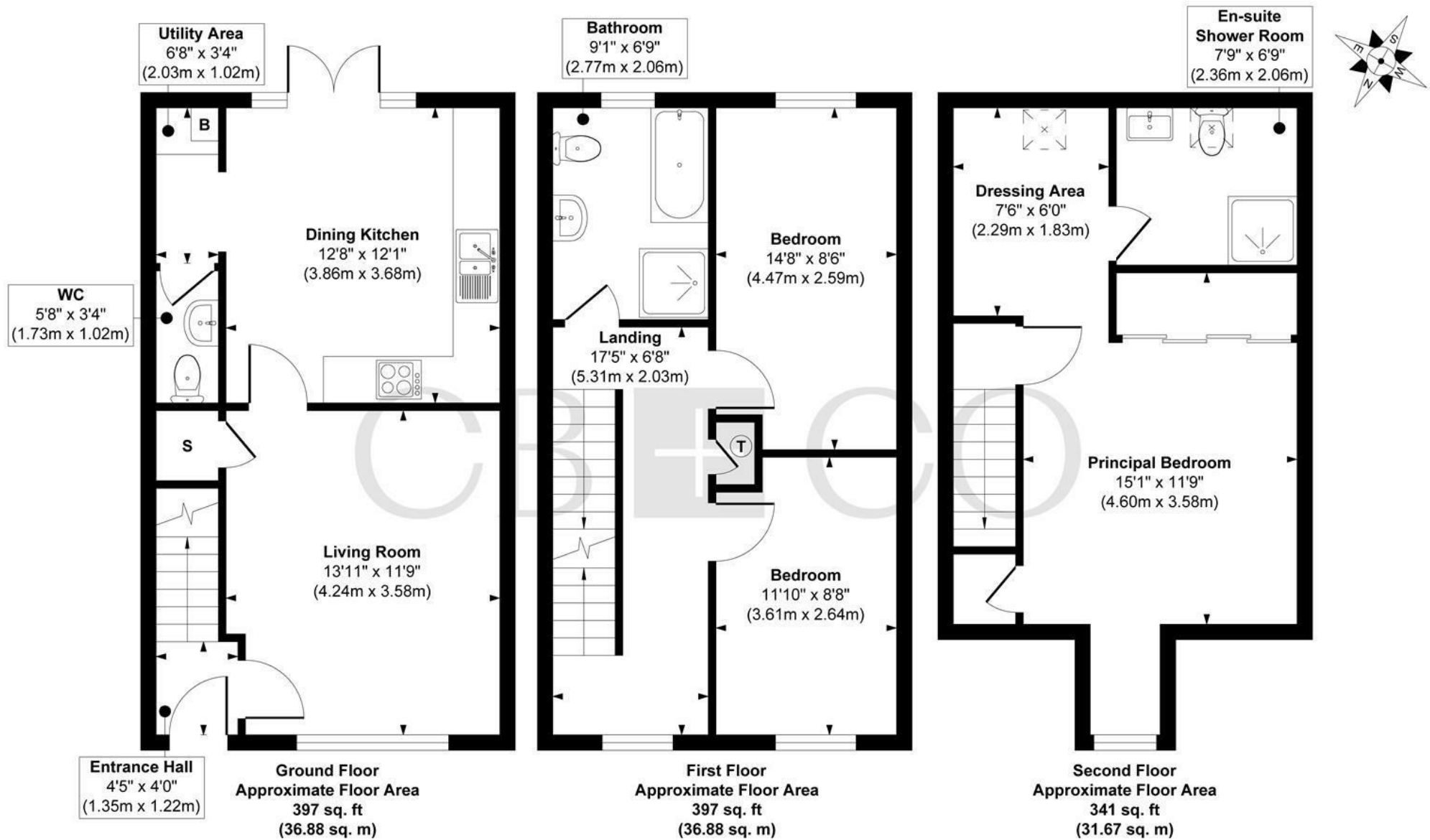








Laban Drive, Mickleover, Derby



Approx. Gross Internal Floor Area 1135 sq. ft / 105.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1195.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

C

- Stylish Three Storey Three Double Bedroom Home
- Delightful Position - Views over Green & Play Area
- Built To Quality Specification By Bloor Homes in 2022
- Entrance Hallway and Stylish Living Room
- Beautiful Dining Kitchen with Open Plan Utility, Downstairs WC
- Superb Principal Bedroom Suite With Dressing Area and En-Suite
- Contemporary Four-Piece Bathroom
- Delightful Landscaped South Facing Garden
- Wide Single Width Driveway & Good Sized Single Detached Garage
- Sought after Development on Edge of Mickleover - Close to Countryside Walks

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
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DE3 9GH

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