



Beautifully maintained home with a lovely welcoming atmosphere, generous reception rooms, bay window to the front and small conservatory to the rear. Extended off the kitchen to create a utility room and ground floor WC. Modern first floor shower room and three good bedrooms. Delightful cul-de-sac position.

£350,000

John German

This beautifully presented property has been upgraded over recent years with a new boiler in 2025, modern bathroom and refitted WC. The kitchen is fitted to a good standard with an integrated fridge, and there are two excellent reception rooms with a small conservatory at the rear, which opens onto a beautifully landscaped rear garden. The property benefits from uPVC double glazing, central heating and neutral carpeting except where indicated.

To describe the property in more detail starting at the front, where an archway leads to a recently replaced, recessed composite entrance door with double glazed side panels and top lights. A bright entrance hallway leads to the ground floor living spaces with stairs rising to the first floor. The spacious dining room sits to the rear of the house with double doors leading to the living room. An entrance door with matching windows on either side, leads to the brick built, double glazed conservatory with lovely views over the rear garden. The living room features a large bay window which fills the room with natural light and overlooks the front elevation. There is also an inset gas fire (please note, this has not been serviced or checked for some time and may not be in working order.) Moving back through the property into the well fitted kitchen with a range of base and eye level units with under unit lighting, roll edge work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge, slot in double oven with four ring hob, wall mounted boiler and tiled floor. The utility room is fitted with matching base and eye level units and a roll edge work surface, leaving spaces for a washing machine and freezer, tiled floor, window to the side and matching side entrance door. The ground floor WC is fitted with a modern suite including a low flush WC and wash basin, plus chrome heated towel rail.

On the first floor, stairs lead to the first floor landing with a double glazed window to the side, access to roof space, built-in airing cupboard and doors leading off to the bedrooms and shower room. The shower room has been fitted with a walk-in shower, wall mounted wash basin and a low flush WC. The walls are fitted with a combination of ceramic tiling and waterproof panelling. There is a chrome heated towel rail, wall mounted mirrored medicine cabinet, vinyl flooring and a window to the rear. The master bedroom has a large bay window and is fitted with a comprehensive range of bedroom furniture including wardrobes, a dressing table and drawers. Bedroom two is also a double room, with a window to the rear overlooking the garden, whilst bedroom three is a nicely proportioned single room with a built-in wardrobe.

Outside, the property is set back from the road behind a gravelled and block paved driveway providing ample parking. Access to the side of the house leads to the fully enclosed rear garden, which has been thoughtfully landscaped with herbaceous borders, a small ornamental pond and paved patio areas. To the rear of the garden is a concrete sectional garden shed.

Mickleover is an extremely popular residential suburb of Derby, approximately three miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors, dentists and fitness centre. Local shops include a large Tesco supermarket, a Marks & Spencer's 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 and Brooks wine bar & deli. This property is situated just a short walk away from a parade of shops on Devonshire Drive and includes a pharmacy and post office and there is also a regular bus service that runs from Devonshire Drive to the Royal Derby Hospital and Derby City Centre. Leisure facilities include Mickleover Golf Course, walks in nearby open countryside, and access to the local cycle network. Excellent transport links are close by, including easy access to the A38 and A50 trunk roads and the M1 motorway. There are good schools at primary and secondary level, with the property falling within the catchment area for Ravensdale Junior School and Murray Park Secondary School.

**Agents note:** The sale is subject to Grant of Probate.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**Property construction:** Standard **Parking:** Drive

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12012026

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#### Agents' Notes

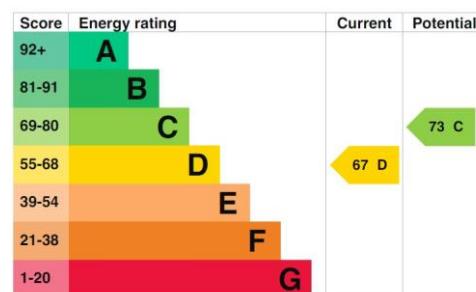
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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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