



UTTOXETER ROAD, MICKLEOVER, DERBY

PRICE £325,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO UTTOXETER ROAD

LITTLEOVER SCHOOL CATCHMENT AREA - A well-proportioned 1930s bay-fronted semi-detached home with a generous frontage and a large south-facing rear garden, occupying a highly convenient location just a short walk from the centre of Mickleover village and within easy reach of the Royal Derby Hospital.

The accommodation briefly comprises an entrance hallway, downstairs WC, lounge with a bay window, open-plan dining kitchen, conservatory and utility room. To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary shower room.

The property is set well back from Uttoxeter Road behind a generous frontage, with mainly lawned gardens and a driveway providing off-road parking. Gated side access leads to the beautiful, private and enclosed south-facing rear garden, which features a patio seating area, an extensive lawn, a timber-framed summer house and garden sheds.

THE DETAIL

The welcoming entrance hallway features attractive oak-effect flooring, a useful downstairs storage cupboard, and access to a convenient downstairs WC. To the front of the property, the elegant lounge features a bay window that fills the room with natural light, complemented by a feature fireplace with an oak surround, marble hearth, and inset coal-effect gas fire. Original-style details, including a picture rail, coved ceiling and a ceiling rose.

The heart of the home is the spacious open-plan dining kitchen, fitted with oak-fronted cabinetry, integrated appliances, and a range of traditional built-in storage units. A feature fireplace with an electric log-effect stove creates a warm focal point, while the adjoining conservatory provides an additional reception space overlooking the beautifully maintained rear garden. A practical utility/boiler room offers plumbing for laundry appliances and additional workspace.

Upstairs, the property offers three well-proportioned bedrooms, with the primary and second bedrooms retaining attractive cast-iron fireplaces and built-in wardrobes. The contemporary shower room has been stylishly appointed with a modern white suite, double-width shower, ceramic tiling and recessed LED lighting.

Externally, the property is set back from the road behind a generous driveway, lawn, and established planting. To the rear, the enclosed landscaped garden provides an exceptional outdoor retreat, featuring a raised patio, extensive lawn, vegetable plot, timber summer house, greenhouse and two storage sheds, all enclosed by mature hedgerows that create an excellent degree of privacy. This is a superb home offering character, practicality, and wonderful outdoor space in a popular residential location.

CB+CO





The Location

Living on Uttoxeter Road in Mickleover offers convenience, community, and comfort. Situated close to the heart of Mickleover village centre, you'll have easy access to local amenities, transport link, reputable schools, and abundant recreational options. The property is situated within the catchment area for Littleover Community School.

The property is located within easy access of the Royal Derby Hospital and is also positioned close to Mickleover Village, that offers a diverse array of local pubs and bars with many options to eat out. There are local shops, a Tesco supermarket and a gym offering a wide range of classes for the fitness enthusiast. Mickleover Golf Club is only a short walk away with a high quality 18 hole course.

This convenient location is only a short drive from major commuter links such as the A38 and A50 and has regular bus services on its doorstep to both Derby and Burton.

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.





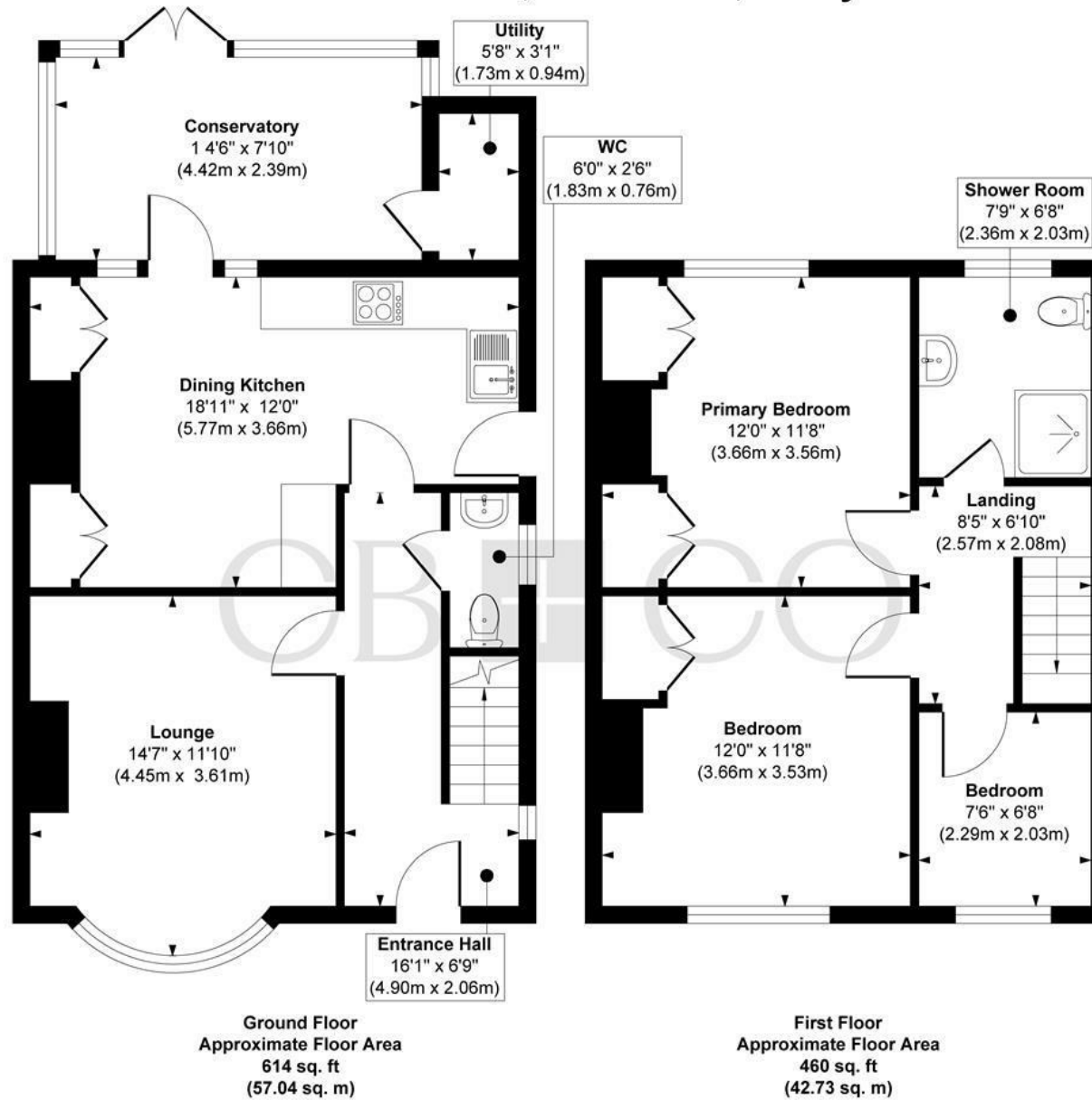








Uttoxeter Road, Mickleover, Derby



Approx. Gross Internal Floor Area 1074 sq. ft / 99.77 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1074.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Most Attractive 1930's Bay-Fronted Style Semi-Detached Home
- Littleover School Catchment Area
- Generous Plot - Beautiful Mature Landscaped South Facing Rear Garden
- Gas Central Heating & Double Glazing
- Entrance Hallway, Downstairs WC & Lounge with Bay Window
- Spacious Dining Kitchen, Utility Room & Conservatory
- Three Bedrooms & Contemporary Shower Room
- Set Back from Road - Generous Frontage & Driveway
- Easy Access to the Royal Derby Hospital
- Just a Short Walk to the Heart of Mickleover Village Centre

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

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