UTTOXETER ROAD, MICKLEOVER, DERBY

PRICE £595,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION

WELCOME TO UTTOXETER ROAD

SPACIOUS EXTENDED HOME WITH GENEROUS GARDENS IN SUPERB POSITION - A most spacious and extended four double bedroom home of style and character, occupying a prime position set back along a tree-lined access road off Uttoxeter Road. The property offers around 1,700 sq ft of living accommodation and the property has been beautifully upgraded by the current vendor and has a superb contemporary open plan dining kitchen at the rear of the property. The property is conveniently located for The Royal Derby Hospital, as well as Mickleover's excellent range of local shops and amenities.

The property benefits from double glazing and gas central heating and features: entrance hallway, spacious dual aspect living room with log burner, dining room, stunning contemporary open plan dining kitchen, separate utility room and downstairs wc. Upstairs, the first floor landing leads to four double bedrooms, stunning contemporary four piece bathroom suite and further shower room.

Externally, the property offers a generous block paved driveway to the front providing ample off-road parking, along with a single integral garage/store. A standout feature is the generous, enclosed rear garden, enjoying a high degree of privacy, with an extensive patio seating area, well-maintained lawn, and mature well-stocked flower and shrub borders.

THE DETAIL

The property is approached via double opening timber glazed entrance doors with inset windows, leading into a light and welcoming entrance hallway featuring stylish porcelain tiled flooring and a staircase rising to the first-floor landing. From the hallway, doors provide access to the principal reception rooms and the superb open-plan dining kitchen.

The spacious living room is beautifully presented and benefits from porcelain tiled flooring, a contemporary log burner set against an attractive feature tiled wall, a bay window to the front elevation, and double glazed French doors with side panels opening directly onto the rear garden, creating an ideal space for both relaxation and entertaining. A separate dining room enjoys a bay window overlooking the front elevation and continues the elegant porcelain tiled flooring, offering a versatile space for formal dining, a family room, or home office.

There is a stunning contemporary open-plan dining kitchen, fitted with an extensive range of grey high-gloss handleless units complemented by quartz work surfaces and a granite breakfast bar. Integrated appliances include a gas hob, electric double oven and grill, microwave, and dishwasher, together with space for an American-style fridge freezer. Large-format tiled flooring, recessed LED downlighting, a rear-facing window, and French doors opening onto the garden enhance the bright and modern feel of this exceptional living space. Leading from the kitchen is a practical utility room with space for both a washing machine and tumble dryer, together with a separate ground floor WC.

To the first floor, the landing provides access to four generously proportioned double bedrooms. The accommodation is served by a contemporary four-piece family bathroom featuring a large walk-in shower, corner Jacuzzi bath, wash hand basin, low-level WC, tiled flooring, and a window overlooking the rear garden. A separate shower room provides additional convenience for family living.

Outside, to the front of the property, there is a spacious block-paved driveway providing access to a single integral garage/store. A standout feature of this beautiful home is the large, mature rear garden, which enjoys a high degree of privacy. The garden offers a generous paved patio, ideal for outdoor entertaining, an extensive raised lawn, well-stocked borders with a variety of shrubs and plants, and a substantial timber-framed garden shed situated at the rear.

CB+CO

The Location

Uttoxeter Road in Mickleover offers convenience, community, and comfort. Situated close to both Littleover and Mickleover, you'll have easy access to local amenities, transport link, reputable schools, and abundant recreational options.

The property is located just a short walk from 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.

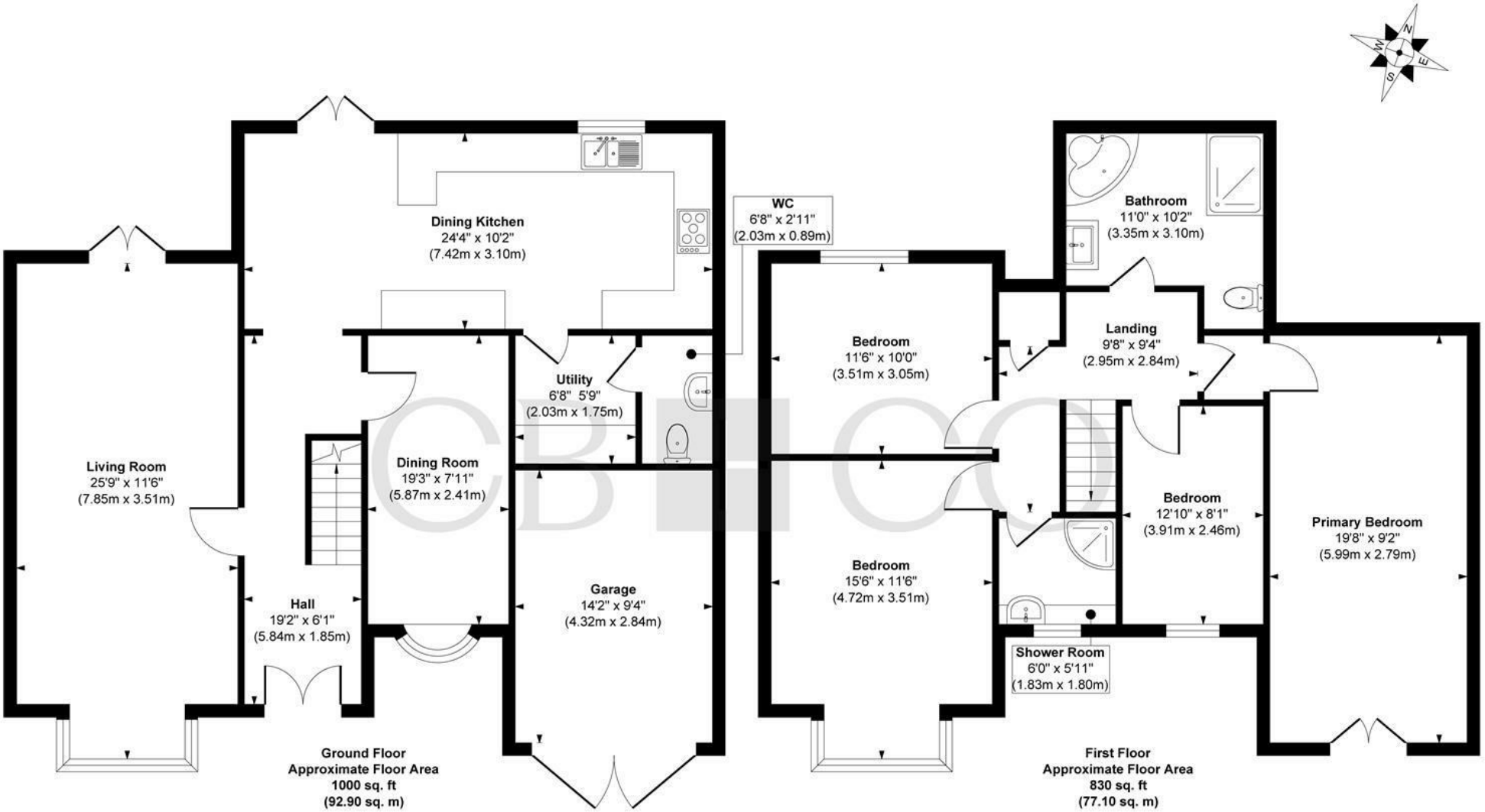
AML Verification

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.

CB+CO

IMAX

Uttoxeter Road, Mickleover, Derby



Approx. Gross Internal Floor Area 1830 sq. ft / 170.00 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1698.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Spacious Extended Detached Four Double Bedroom Family Home
- Premier Location - Tree Lined Access Road of Uttoxeter Road
- Spacious Accommodation of Around 1700 Square Feet of Accomdation
- Entrance Hall, Spacious Living Room & Separate Dining Room
- Stunning Contemporary Dining Kitchen, Utility Room & WC
- Four Double Bedrooms, Shower Room & Contemporary Four Piece Bathroom
- Generous Block Paved Driveway & Single Integral Garage/Store
- Beautiful Private & Mature Landscaped Gardens
- Close to Mickleover's First Class Range of Local Amenities
- Close to the Royal Derby Hospital

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