



**Buxton Drive, Mickleover Derby DE3 9JR**

**welcome to**

**Buxton Drive, Mickleover Derby**

A spacious three-bedroom semi-detached family home offering a generous through lounge/dining room, fitted kitchen, integral garage, driveway parking and a large enclosed rear garden, situated within a popular and well-established area of Mickleover.



### **Porch**

Providing shelter and a practical entrance space before leading into the main hallway.

### **Entrance Hall**

With staircase rising to the first floor, internal access to the garage and doors leading into the main living accommodation.

### **Lounge/Dining Room**

22' 6" x 11' 11" ( 6.86m x 3.63m )

A spacious and versatile through reception room offering clearly defined living and dining areas. Featuring a front-facing window and sliding patio doors to the rear garden, allowing for excellent natural light throughout the day.

### **Kitchen**

12' 6" x 8' ( 3.81m x 2.44m )

Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated oven and hob, space for appliances, rear-facing window and a door providing access to the garden.

### **Integral Garage**

16' 10" x 8' ( 5.13m x 2.44m )

Offering secure parking or useful storage, with potential for conversion subject to the necessary planning permissions.

### **Landing**

Providing access to all bedrooms, the family bathroom and airing cupboard.

### **Bedroom One**

14' 6" x 10' 4" ( 4.42m x 3.15m )

A generous double bedroom positioned to the front of the property, featuring fitted bedroom furniture and ample space for additional furnishings.

### **Bedroom Two**

13' 9" x 7' 9" ( 4.19m x 2.36m )

Another spacious double bedroom overlooking the rear garden, ideal as a guest room or principal bedroom alternative.

### **Bedroom Three**

11' 5" x 8' 3" ( 3.48m x 2.51m )

A well-proportioned third bedroom suitable for a child's room, home office or nursery.

### **Bathroom**

Fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with contemporary tiling and a rear-facing window.

### **Outside**

To the front, the property benefits from a driveway providing off-road parking alongside a lawned garden. The rear garden is a standout feature—generous in size and mainly laid to lawn with patio areas, enclosed by fencing and ideal for family use or entertaining.

### **Local Area**

Mickleover remains one of Derby's most desirable residential suburbs, offering an excellent range of amenities including supermarkets, independent shops, cafés, pubs and leisure facilities. The area is well regarded for its schooling options and strong community feel.

Buxton Drive is conveniently positioned for access to Derby city centre and major road networks including the A38, A50 and A52, making it ideal for commuters. Nearby green spaces, parks and walking routes further enhance the appeal for families and outdoor enthusiasts.



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## Buxton Drive, Mickleover Derby

- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE DINER
- FITTED KITCHEN WITH GARDEN ACCESS
- INTEGRAL GARAGE WITH DRIVEWAY PARKING
- MODERN FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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