



DUNN LANE, MICKLEOVER, DERBY

PRICE £240,000

2 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO DUNN LANE

MODERN TWO-BEDROOM SEMI-DETACHED HOME WITH SOUTH-FACING GARDEN AND TANDEM DRIVEWAY – Built in 2021, this well-presented modern home offers contemporary living, practical accommodation and the reassurance of a remaining NHBC warranty. Ideal for first-time buyers, professionals or those looking to downsize, the property combines a thoughtful layout with modern fittings and attractive outdoor space.

The ground floor features a welcoming entrance hallway, a comfortable lounge with useful storage beneath the stairs, and a contemporary kitchen diner finished with grey high-gloss units. Integrated appliances and patio doors with fitted blinds create a practical and sociable space, whilst a separate utility room and ground-floor WC add further convenience.

Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by a second double bedroom and a modern family bathroom. Outside, the south-facing rear garden provides an appealing space to relax and enjoy the sunshine, whilst the tandem driveway offers valuable off-road parking.

With its modern construction, remaining warranty and well-planned accommodation, this property represents an excellent opportunity for buyers seeking a home ready to enjoy.

THE DETAIL

The Detail

The property is entered through a composite front door into a welcoming hallway with practical vinyl flooring and access to the lounge. The lounge is finished in neutral tones with matching neutral carpeting, creating a comfortable setting for everyday relaxation. An understairs storage cupboard provides useful additional space, while the opening through to the kitchen diner allows the ground floor to feel connected and sociable.

The kitchen diner is a particularly bright and inviting space, fitted with contemporary grey gloss cupboard doors, white wall tiling and grey vinyl flooring. Integrated appliances include a fridge freezer, dishwasher and oven, alongside a gas hob and white sink. There is ample scope to arrange the room for both cooking and dining, making it a practical setting for everyday meals or entertaining. Patio doors open directly onto the rear garden and feature in-built blinds, offering privacy and light control. The kitchen also opens into a separate utility area, providing space for a washing machine, worktop space and a storage cupboard. A conveniently positioned downstairs WC is accessed from here.

To the first floor, the principal bedroom is positioned at the rear and offers double-bedroom proportions, carpeting and sliding mirrored fitted wardrobes. A private en-suite shower room includes a shower enclosure,

CB+CO





wash basin and WC, with tiled flooring. Bedroom two is another generously sized double room, featuring carpeting and a built-in storage cupboard. The main bathroom comprises a bath with handheld shower attachment, wash basin and WC, complemented by tiled flooring and a heated towel rail.

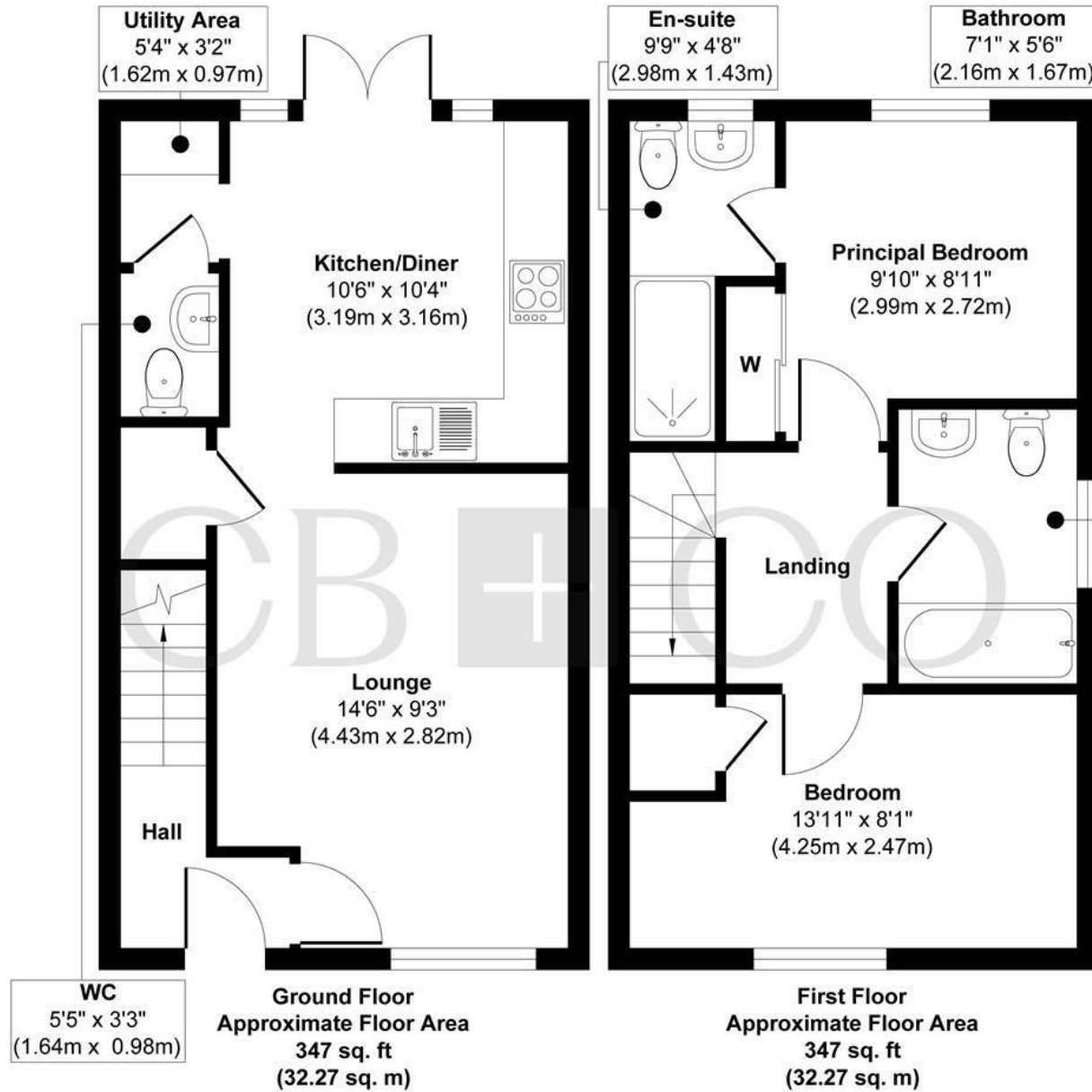
Externally, the front of the property benefits from a tandem driveway with parking for two cars. The south-facing rear garden is mainly laid to lawn, with a patio area providing space for outdoor seating and dining. A gate gives access between the garden and driveway.

Mickleover is a popular residential area offering a good range of local shops, supermarkets, cafés, pubs, restaurants and leisure facilities, alongside nearby schools and green spaces. The area benefits from convenient access to Derby city centre and surrounding areas. The property also enjoys easy access from Dunn Lane onto the nearby cycle path, ideal for walking, cycling and enjoying the outdoors.





Dunn Lane



Approx. Gross Internal Floor Area 694 sq. ft / 64.54 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

694.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

B

- Modern Two-Bedroom Semi-Detached Home Built In 2021
- Remaining NHBC Warranty
- Lounge With Neutral Décor, Carpeting And Understairs Storage
- Bright Kitchen Diner With Grey Gloss Units
- Integrated Appliances Including Fridge Freezer, Dishwasher And Oven
- Patio Doors With Built-In Blinds Opening Onto The Garden
- Separate Utility Area With Worktop And Storage And Downstairs WC
- Principal Double Bedroom With Mirrored Wardrobes And En-Suite
- Tandem Driveway For Two Cars And South-Facing Garden
- Mickleover Location With Local Amenities And Cycle Path Access

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
Derby,
DE3 9GH

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