

STARFLOWER WAY, MICKLEOVER, DERBY

PRICE £445,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO STARFLOWER WAY

IMPRESSIVE FOUR-BEDROOM DETACHED EX-SHOWHOME – Situated on the popular Hackwood Estate in Mickleover, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideally suited to modern family living. Previously used as a showhome, the property provides a particularly well-planned layout, with a high-quality finish and generous living spaces throughout.

A real highlight is the large open-plan kitchen, dining and living space spanning the rear of the property, creating a fantastic social setting with direct access to the garden. The ground floor also benefits from a separate lounge overlooking the green space to the front, a dedicated study, useful WC and a separate utility room.

Upstairs, there are four double bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. Outside, the property benefits from a tandem driveway, single garage and a good-sized rear garden, making this an excellent family home in a popular residential development.

THE DETAIL

The property is entered via a composite front door into a welcoming hallway, finished with grey tiled flooring which continues through to the ground floor WC. Positioned at the front of the home is a separate study, providing an ideal space for home working. The lounge is a lovely reception room, featuring carpeting and a large bay window overlooking the neighbouring green space, allowing plenty of natural light into the room.

The real heart of the home is the impressive open-plan kitchen, dining and living space, extending across the entire rear of the property. Finished with grey wood-effect tiled flooring, white high-gloss cabinetry and contrasting grey worktops, the kitchen is well equipped with an integrated fridge freezer, double oven, five-ring gas hob and dishwasher. There is generous space for a large family dining table, with patio doors opening directly onto the rear garden. A useful under-stairs storage cupboard adds further practicality. The separate utility room offers a sink, integrated washing machine, space for a tumble dryer and a cupboard housing the boiler, together with a door leading out to the driveway.

Upstairs, the galleried landing provides loft access and a useful storage cupboard. There are four double bedrooms, with the principal bedroom benefiting from fitted sliding wardrobes and an en-suite featuring a large shower enclosure with mains-fed rainfall shower. Two further bedrooms also have fitted wardrobes. The family shower room is finished with tiled flooring, brushed brass detailing to the large shower enclosure, rainfall shower, spotlights and electric shaving points.

Outside, the front garden is laid to lawn with hedge borders, alongside a tandem driveway providing parking for two vehicles and access to the single garage. The rear garden offers a patio directly outside the doors, a generous lawn and further garden space extending around the rear of the garage, with gated access to the driveway.

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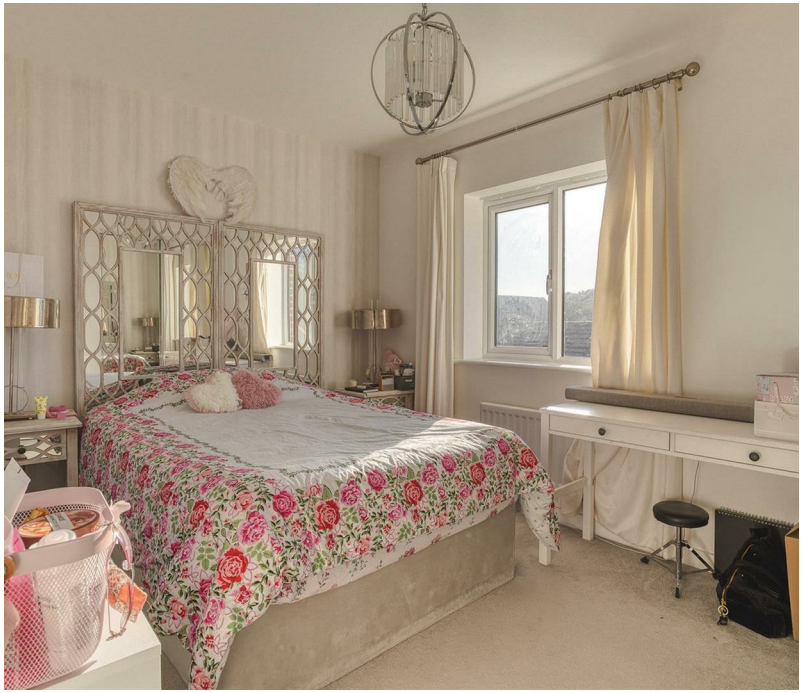
The Location
Situated on the popular Hackwood Estate in Mickleover, the property is ideally positioned for Hackwood Primary Academy, Hackwood Farm café and bistro, and the nearby children's play areas. Mickleover village centre is a short distance away, offering a Tesco supermarket, independent shops, cafés, restaurants and public houses. The area also benefits from nearby green spaces and walking routes, with Mickleover Golf Club close by.

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









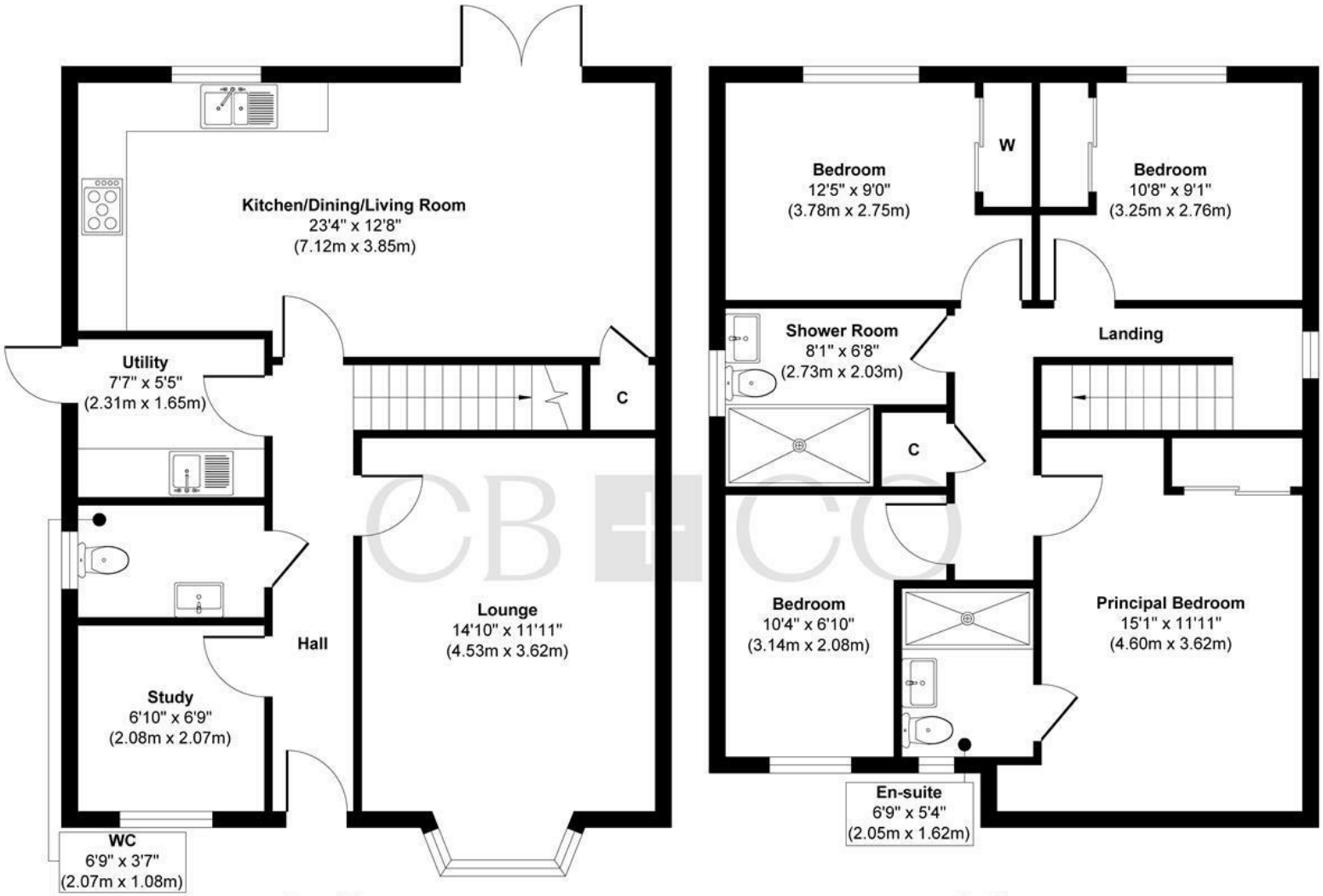








Starflower Way



Ground Floor
Approximate Floor Area
697 sq. ft
(64.84 sq. m)

First Floor
Approximate Floor Area
664 sq. ft
(61.69 sq. m)

Approx. Gross Internal Floor Area 1361 sq. ft / 126.53 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1361.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

E

- Four Bedroom Detached Ex-Showhome On The Popular Hackwood Estate
- Separate Lounge With Large Bay Window Overlooking Green Space
- Dedicated Study, Ideal For Home Working
- Impressive Open-Plan Kitchen, Dining And Living Space Across The Rear
- Separate Utility Room With Integrated Washing Machine And Driveway Access
- Four Double Bedrooms, Two With Fitted Sliding Wardrobes
- Principal Bedroom With Fitted Wardrobes And En-Suite Shower Room
- Contemporary Family Shower Room With Brushed Brass Detailing
- Tandem Driveway Providing Parking For Two Vehicles And Single Garage
- Generous Rear Garden With Patio, Large Lawn And Additional Space Behind Garage

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DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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