



FORAGERS WAY, MICKLEOVER, DERBY

PRICE £1,400 PER

MONTH  
3 BEDROOM | 2 BATHROOM | 1 RECEPTION



## WELCOME TO FORAGERS WAY

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FULLY FURNISHED SHOW HOME STANDARD – A truly exceptional three bedroom, three storey family home occupying a sought after position within this modern Mickleover development. Offered fully furnished with high quality show home furniture throughout, this stunning home combines contemporary design with beautifully curated interiors that set it apart from the typical rental property. The accommodation has been meticulously presented and thoughtfully styled, creating an elegant yet practical living environment ideal for professional tenants and families alike. With a landscaped rear garden, driveway parking and garage, a luxurious principal suite and impressive kitchen diner, this is a rare opportunity to rent a home of genuine quality and distinction.

## THE DETAIL

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### The Detail

This beautifully appointed home has been finished and furnished to an exceptional standard throughout, offering spacious accommodation arranged over three floors.

The welcoming entrance hallway leads through to a comfortable living room, whilst the rear of the property is dedicated to an impressive contemporary kitchen diner featuring integrated appliances, generous preparation space and ample room for dining and entertaining. Beyond the kitchen is a practical utility room with access to a downstairs WC.

The first floor offers two well proportioned bedrooms, both beautifully furnished and served by a stylish family bathroom fitted with modern fixtures and fittings.

Occupying the entire second floor, the superb principal bedroom suite provides a luxurious retreat complete with fitted wardrobes, useful storage and a contemporary ensuite shower room.

Outside, the property benefits from a private driveway positioned to the side of the house and a landscaped rear garden designed for both relaxation and outdoor entertaining. The carefully selected show-home furnishings and outstanding interior décor create a sophisticated home that is ready for immediate occupation.

CB+CO





#### The Location

Mickleover remains one of Derby's most desirable residential suburbs, offering an excellent range of amenities, schooling and transport connections. The property is conveniently positioned for access to local shops, supermarkets, cafés, restaurants and leisure facilities, whilst the centre of Mickleover Village provides a strong sense of community and a variety of everyday conveniences.

Families will appreciate the selection of well regarded primary and secondary schools within the area, whilst professionals benefit from excellent connectivity to Derby city centre, the Royal Derby Hospital, Rolls-Royce, Toyota and the University of Derby. The A38, A50 and M1 motorway network are all readily accessible, making this an ideal location for commuters.

Nearby parks, green spaces and countryside walks further enhance the appeal of this highly sought after location.

#### Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).  
Landlord ID: 4777942













# Foragers Way, Mickleover DE3 9NY



**Ground Floor**  
Approximate Floor Area  
394 sq. ft  
(36.67 sq. m)

**First Floor**  
Approximate Floor Area  
394 sq. ft  
(36.67 sq. m)

**Second Floor**  
Approximate Floor Area  
402 sq. ft  
(37.43 sq. m)

**Approx. Gross Internal Floor Area 1190 sq. ft / 110.77 sq. m**

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

Produced by Elements Property

## THE PARTICULARS

APPROX

1065.64 sq ft

EPC RATING

B

COUNCIL TAX BAND

C

- Fully Furnished Show Home
- Exceptional Interior Design
- Three Double Bedrooms
- Three Storey Family Home
- Contemporary Kitchen Diner
- Utility Room & WC
- Luxury Principal Suite
- Ensuite Shower Room
- Landscaped Rear Garden
- Driveway Parking with Garage

## DARLEY ABBEY MILLS

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### THE MILLS

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

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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