



WEST DRIVE, MICKLEOVER, DERBY

PRICE £240,000

3 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO WEST DRIVE

MODERNISED, EXTENDED PROPERTY, IDEAL FIRST TIME BUY - Offering well-presented accommodation throughout, this extended three-bedroom semi-detached home provides an excellent opportunity for first-time buyers, young families or those looking for a property ready to move straight into.

The standout feature is the refitted kitchen diner, which opens into the extended dining area overlooking the rear garden, creating a practical and sociable space for everyday living and entertaining. A bright lounge with a feature bay window, downstairs WC and useful storage add to the well-planned layout, while upstairs there are two generous double bedrooms, a well-proportioned third bedroom and a modern shower room.

Outside, the enclosed rear garden offers lawned areas, established planting, a vegetable patch, summer house, garage and garden shed, providing plenty of space to enjoy. Offered for sale with no onward chain, this is a fantastic home in a popular residential area of Mickleover, close to local amenities, schools and green spaces.

THE DETAIL

The Detail

The entrance hallway is finished with attractive grey wood-grain laminate flooring, which continues through into the kitchen diner to create a cohesive feel across the ground floor. The hallway also provides access to a useful meter cupboard together with a conveniently positioned downstairs WC fitted with a wash hand basin and WC.

Located to the front elevation, the lounge is a comfortable reception room featuring a bay window which allows plenty of natural light to fill the space, creating an ideal setting for relaxing or entertaining.

A particular highlight of the home is the refitted kitchen diner, fitted with a modern range of units complemented by practical work surfaces and ample cupboard and drawer storage. Integrated Bosch appliances include an oven and grill, together with a four-ring gas hob and cooker hood, whilst plumbing is available for a washing machine. A useful understairs storage cupboard provides valuable everyday storage. Opening from the kitchen, the extended dining area enjoys a pleasant outlook over the rear garden, creating a versatile space for family meals, entertaining and day-to-day living.

The first-floor landing incorporates an airing cupboard housing the recently installed Worcester Bosch





combination boiler. The principal bedroom benefits from a built-in wardrobe. The second bedroom is a generous double, while the third bedroom includes fitted wardrobe storage, providing useful built-in storage. The third bedroom also offers a versatile space, ideal as a child's bedroom, nursery, home office or guest room. The shower room is fitted with a shower cubicle incorporating an electric shower, together with a wash hand basin and WC.

Outside, the rear garden has been thoughtfully arranged with lawned areas, established planting beds and a vegetable patch, providing an enjoyable outdoor space for keen gardeners and families alike. A summer house, garden shed and garage offer excellent additional storage and flexibility, while the driveway to the front provides convenient off-road parking.

Situated within a popular residential area of Mickleover, the property is just a short walk from Mickleover Village, where a variety of shops, cafés, restaurants and everyday amenities are available. Vicarage Park provides excellent green space for leisure and recreation, while several well-regarded primary schools are within easy walking distance.

CB+CO

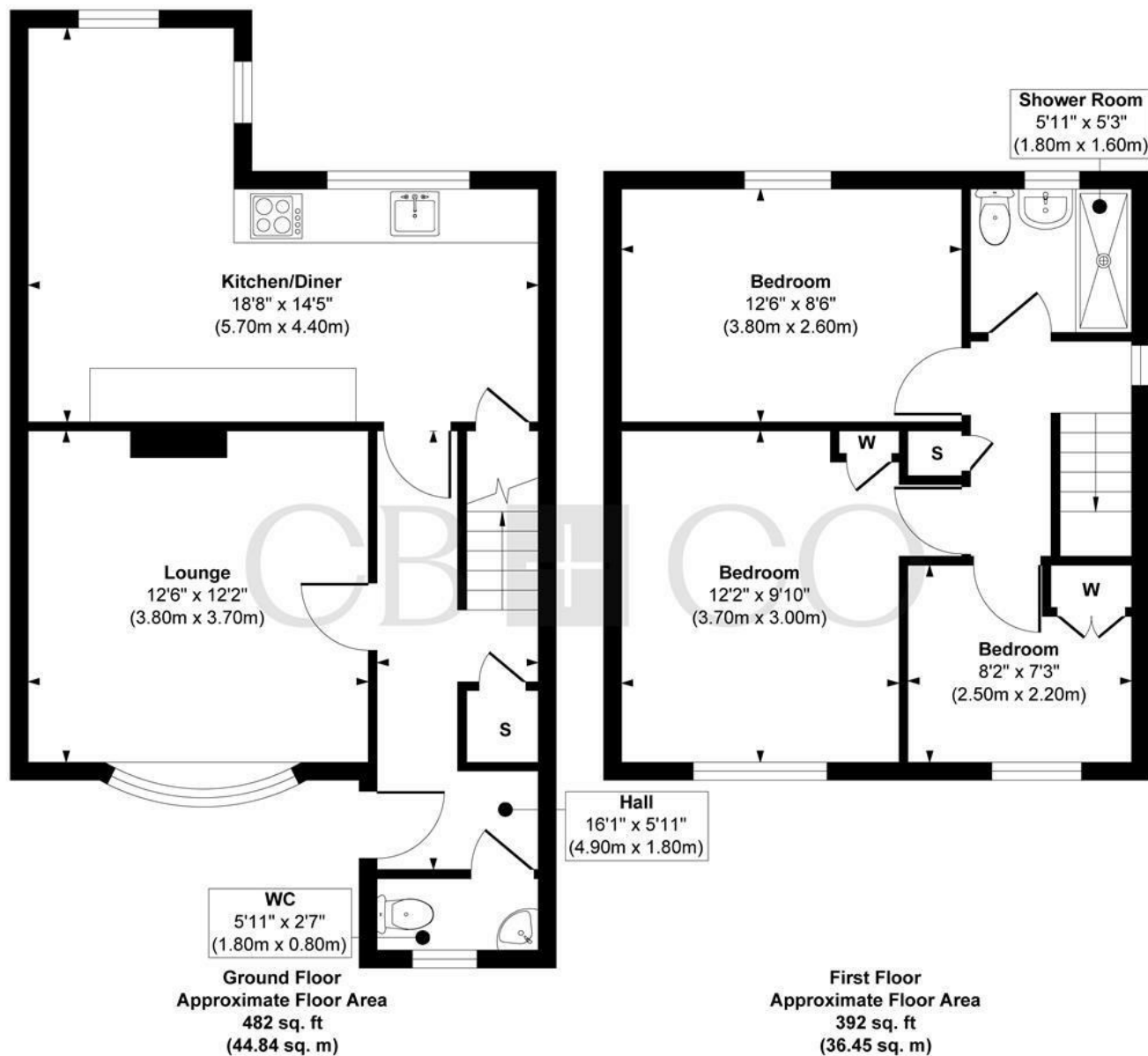








West Drive



Approx. Gross Internal Floor Area 874 sq. ft / 81.29 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

874.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Extended Three Bedroom Semi-Detached Property
- Offered For Sale With No Onward Chain
- Ideal Purchase For First-Time Buyers Or Young Families
- Modernised, Well Presented Throughout And Ready To Move Into
- Refitted Kitchen Diner With Integrated Appliances
- Extended Dining Area Overlooking The Rear Garden
- Bright Front Lounge With Attractive Bay Window
- Convenient Downstairs WC And Useful Understairs Storage
- Enclosed Rear Garden With Lawn, Vegetable Patch And Planting Beds
- Tarmac Driveway, Garage, Summer House And Garden Shed

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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