



KENSEY ROAD, MICKLEOVER, DERBY

PRICE £300,000

4 BEDROOM | 3 BATHROOM | 2 RECEPTION



WELCOME TO KENSEY ROAD

STYLISH THREE STOREY HOME WITH OPEN PLAN LIVING – A most spacious and beautifully presented three-storey semi-detached home, enjoying a delightful landscaped south-facing rear garden. The property offers approximately 1,100 sq ft of well-planned accommodation and was built by Barratt Homes in 2021. It is situated within the popular Four Acres development on the edge of Mickleover.

The property offers a refined balance of modern design and practical family living. The ground floor briefly comprises an entrance hallway, downstairs wc, study and a superb open-plan living, dining and kitchen area, with French doors opening directly onto the garden. The first-floor landing provides access to a spacious lounge/bedroom and the primary bedroom, which benefits from an en-suite shower room. The second-floor landing leads to two further double bedrooms and a contemporary family bathroom.

Outside, the property benefits from a driveway to the side, providing access to a single detached garage, together with gated access to the delightful landscaped south-facing rear garden.

THE DETAIL

The ground floor features an entrance hallway with grey wood-effect flooring, study, cloakroom and useful boiler/storage cupboard. The impressive open-plan living kitchen provides a sociable heart to the home, with a generous living/dining area opening onto the rear garden through French doors and matching side windows. The kitchen is fitted with cream high-gloss units, oak-effect work surfaces and a comprehensive range of integrated appliances.

To the first floor are the primary bedroom with rear aspect, built-in blinds and ensuite shower room, together with a versatile second reception room that could alternatively be used as a further bedroom. This room benefits from two front-facing windows with bespoke plantation shutters.

The second floor provides two further bedrooms, one with a Velux window and the other featuring a front-facing dormer, alongside a well-appointed family bathroom with bath and mains-fed shower.

Externally, the property has a small landscaped front garden, tarmac driveway and detached single garage. The delightful rear garden is thoughtfully landscaped, incorporating lawn, raised planting beds, two timber-decked seating areas and a pergola, creating an excellent space for outdoor entertaining and relaxation.

CB+CO





The Location

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.

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





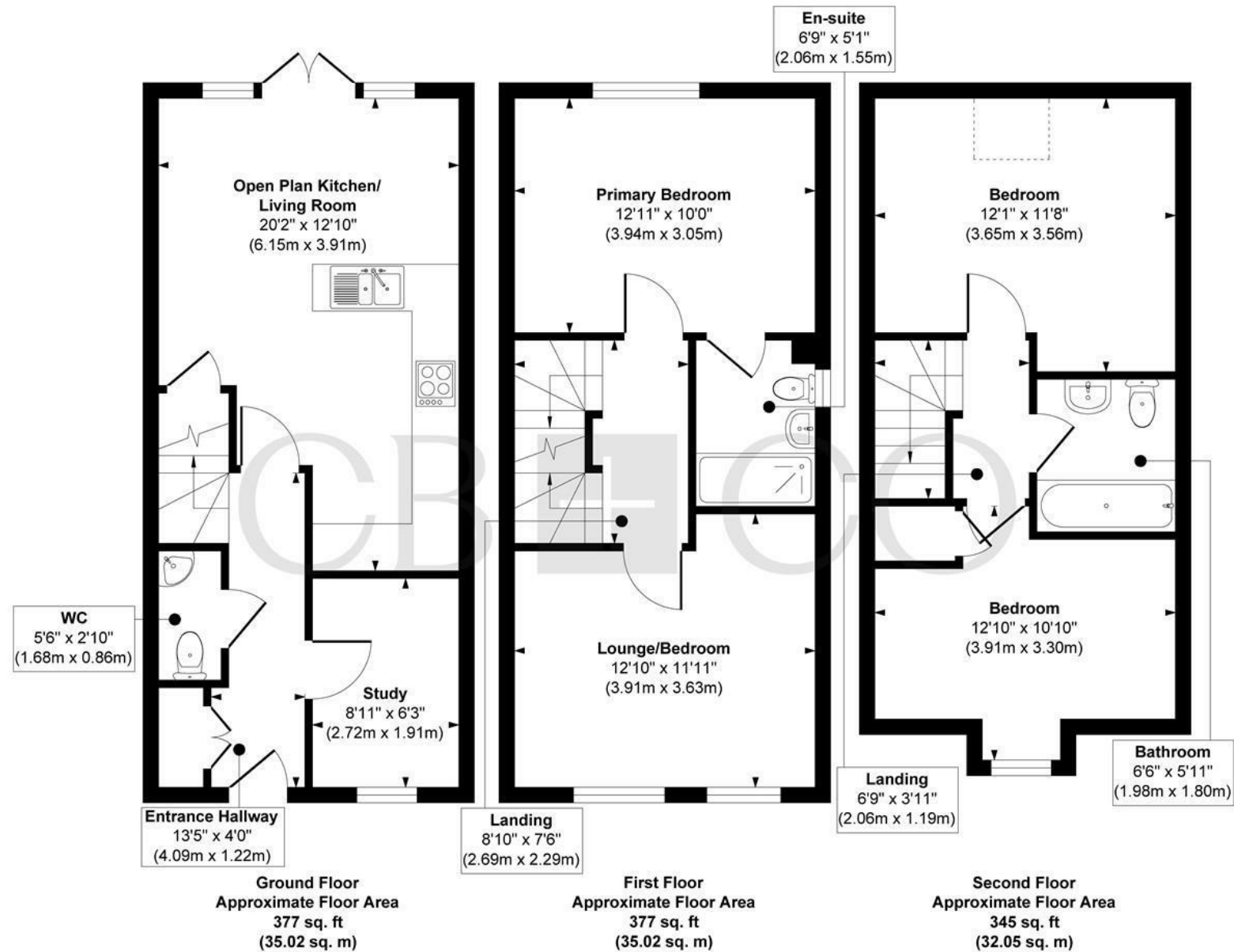








Kensey Road, Mickleover, Derby



Approx. Gross Internal Floor Area 1099 sq. ft / 102.09 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1099.00 sq ft

EPC RATING

COUNCIL TAX BAND

C

- Three-Storey Three Double Bedroom Semi-Detached Home
- Built by Barratt Homes in 2021 - NHBC Guarantee Remaining
- Spacious Accommodation of Around 1100 Square Feet
- Situated within the popular Four Acres Development on the edge of Mickleover
- Entrance Hallway, WC, Study & Superb Open Plan Living Dining Kitchen
- Three/Four Double Bedrooms, Contemporary En-Suite Shower Room & Bathroom
- Side Driveway & Detached Single Garage
- Delightful South Facing Landscaped Rear Garden
- Close to First Class Local Shops and Amenities & Open Countryside
- John Port School Catchment Area

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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