



Latrigg Close, Mickleover Derby DE3 9NR

welcome to

Latrigg Close, Mickleover Derby

A beautifully maintained, skillfully extended and modernised three-bedroom detached home on a peaceful cul-de-sac in the sought-after area of Mickleover. Offering a stunning open-plan kitchen/dining space, landscaped gardens and a detached garage, this lovely property is ready to move straight into.

Entrance Hall

A welcoming hallway with neutral décor, leading to the lounge and kitchen/diner with stairs rising to the first floor and an under-stair cupboard.

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

A bright and spacious dual-aspect living room featuring a cast iron inset multi-fuel/log burning stove, and a large bay window to the front with wooden shutters. A generous and comfortable family space.

Kitchen/Dining Room

13' 9" x 8' 9" (4.19m x 2.67m)

A beautifully appointed kitchen fitted with soft-sage shaker-style cabinetry, high-quality wood-effect worktops, integrated appliances, inset lighting, and ceramic porcelain tiled flooring to the kitchen, dining, and an additional area leading out to the garden via uPVC French doors perfect for a snug, home-office space, or play space for children. The adjoining dining area offers space for family dining and flows effortlessly into the additional space with full-height shutters and French doors opening directly onto the rear garden.

Downstairs W/C

Modern two-piece suite with clean, fresh décor.

Bedroom One

11' x 9' 3" (3.35m x 2.82m)

A bright double bedroom, finished in calm, neutral tones.

Bedroom Two

10' 5" x 9' 3" (3.17m x 2.82m)

Another well-sized double bedroom with ample

room for wardrobes and bedroom furniture, with an over-stair cupboard and lovely rear-facing views.

Bedroom Three

8' 2" x 6' 1" (2.49m x 1.85m)

A versatile third bedroom ideal for a study, dressing room or nursery—beautifully presented with good natural light.

Bathroom

7' 3" x 6' 1" (2.21m x 1.85m)

A stylish, contemporary bathroom featuring large-format tiling, a quality bath with overhead shower, glazed screen, modern sanitary ware and fitted vanity storage.

Outside

Attractive kerb appeal with an established hedge, corner plot placement and a tidy frontage. Side pathway leads to the rear garden.

The rear garden is beautifully landscaped, low-maintenance, and features paved patio areas, established planting beds, seating space and perimeter fencing for privacy. Perfect for outdoor dining, relaxing or entertaining.

Driveway parking leads to a detached garage fitted with a modern electric roller door and a UPVC door for access from the garden—excellent for secure parking or storage.

Local Area

Mickleover is one of Derby's most sought-after suburbs, offering an excellent blend of convenience, community and green space.





The property is a short distance to local shops, cafes, pubs, restaurants, and schools, being in the catchment area for Littleover Community School as well as popular primary schools. There is excellent access to Royal Derby Hospital and commuter links such as the A38 and A50, as well as regular public transport connections. A welcoming and well-established area ideal for families, professionals and downsizers alike.



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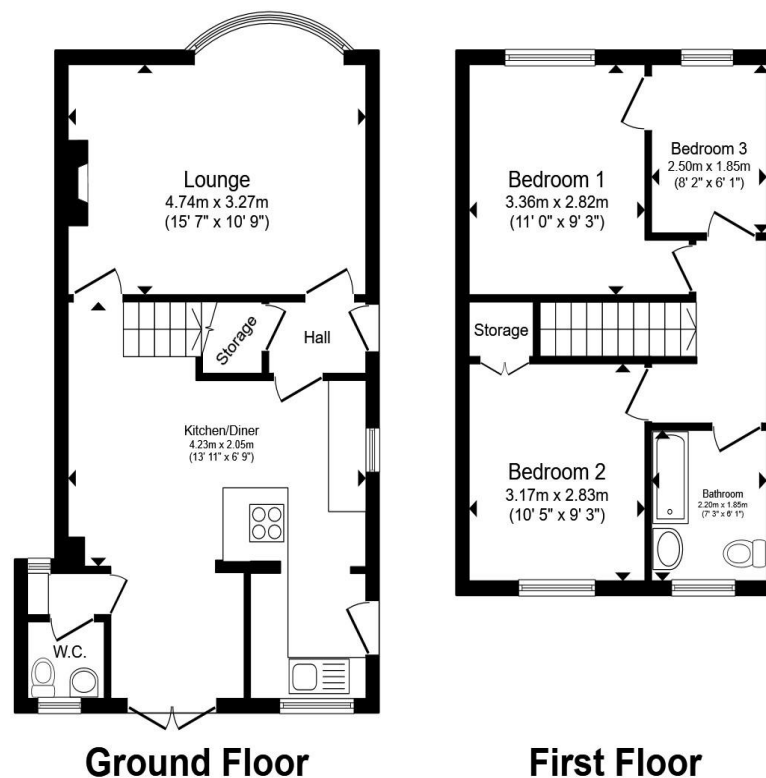
Latrigg Close, Mickleover Derby

- ATTRACTIVE THREE-BEDROOM DETACHED HOME IN A QUIET CUL-DE-SAC
- SKILLFULLY EXTENDED AND MODERNISED AND BEAUTIFULLY MAINTAINED
- STYLISH OPEN-PLAN KITCHEN DINER AND DUAL-ASPECT LOUNGE
- FAMILY BATHROOM AND DOWNSTAIRS W/C
- LANDSCAPED, LOW-MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over



Total floor area 82.4 m² (886 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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