

Thompson Close

Mickleover, Derby, DE3 0AU

John 
German





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£475,000

Beautifully positioned at the end of a quiet cul-de-sac with views over open fields, this stunning family home offers spacious, well-designed accommodation, stylishly presented throughout to create an exceptional and welcoming place to call home.



The layout has been thoughtfully arranged for modern living, featuring an impressive open-plan kitchen, dining, and sitting area, ideal for everyday family life and entertaining, alongside a stylish lounge and a separate study. In addition the garage has been converted to create additional living space suitable for an extensive range of uses currently fulfilling a dual role as a second home office and as a cinema room. To the first floor, four well-proportioned double bedrooms include a principal bedroom with en-suite facilities, and a family bathroom.

Outside the garden has been landscaped with artificial grass and a pergola with driveway parking to the side.

To describe the property in more detail starting in the entrance hall which is a lovely welcoming space with doors leading off to the ground floor living spaces, a built-in storage cupboard, stairs rising to the first floor, understairs cupboard and bespoke pull out storage. The hallway also features an extremely practical laundry cupboard with spaces for a washing machine and tumble dryer with worktops above and storage shelving.

The heart of any home is the kitchen and this fabulous open plan space runs the full depth of the property with double aspect windows and French doors opening out onto the garden creating the perfect flow to the outdoors which is especially good for outdoor dining and entertaining.

The kitchen area is fitted with a comprehensive range of high gloss units with melamine finished worktops with matching upstands and tiled splashbacks, inset one and a half bowl sink unit with mixer, built-in eye level double oven, integrated dishwasher, fridge and freezer, matching island with induction hob with extractor hood over.

The kitchen leads onto a spacious family dining area with additional space for soft furnishings.

The main living room also has French doors opening out onto the garden and features a contemporary media wall with acoustic panelling and a living flame electric fire.

To the front of the house is the home office which is a lovely place to work enjoying views out over the lush green hedgerow which borders the field.

The guest WC completes the ground floor accommodation having been fitted with close coupled WC and a wall mounted washbasin with extended splashback tiling to three quarter wall height and a window to the side.

On the first floor a central landing has doors leading off to the bedrooms and loft hatch with pull down ladder to a fully boarded loft space.

The master bedroom is a lovely calming space overlooking the rear garden with built-in wardrobes and an en-suite shower room fitted with a double shower, close coupled WC and a wall mounted washbasin, extensive tiling, chrome heated towel radiator and a window to the side.

There are three further lovely double bedrooms two of which have built-in wardrobes served by a family bathroom fitted with a full four piece suite comprising panelled bath, separate shower enclosure, close coupled WC, wall mounted washbasin, extensive tiling, heated towel radiator and a window to the side.

Outside the property is set off a shared private driveway which runs along the mature hedge row which borders the field which creates a lovely green outlook with plenty of bird life for those twitchers out there!

The property is set back behind a small front lawn area with formal hedging and herbaceous shrubs. To the side of the house is a tarmaced driveway providing ample parking with gated access to the rear.

Additional accommodation has been created by converting the brick built garage into a home cinema with additional working from home space. This high quality fully insulated conversion could be used for any number of purposes with power heating and lighting installed and patio doors opening out onto the garden

The rear garden has been fully landscaped and carefully combines practicality with beautiful design. An extensive paved patio leads onto a high quality artificial lawn with a second patio area created underneath a stunning Aluminium gazebo with an outdoor power point on hand.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08072026

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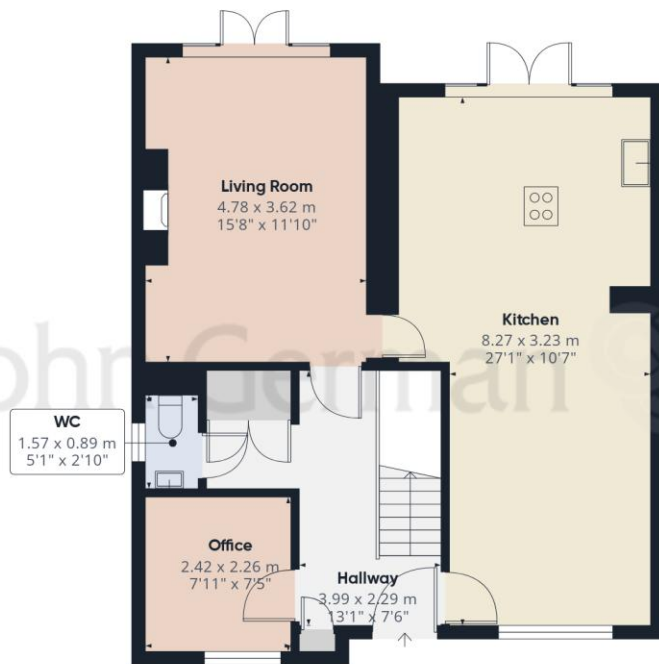




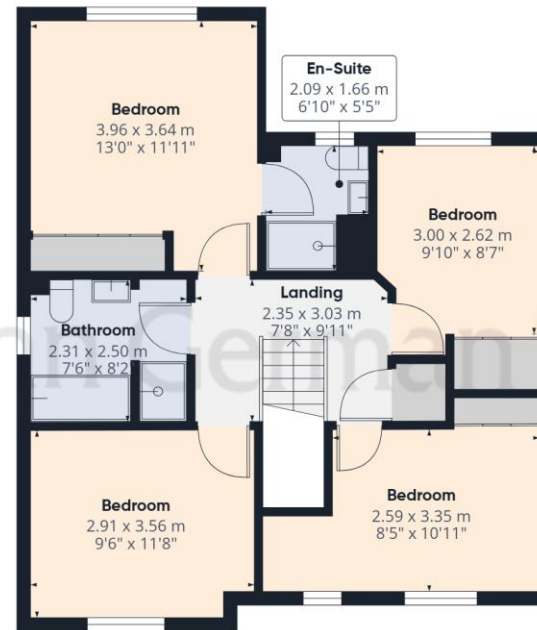








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

142.8 m²

1537 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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