

# Darwin Road, Mickleover

aksresidential.com

£350,000



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THE ESTATE AGENCY

This property at a glance:



Watch the video



# Darwin Road, Mickleover



## Jodie says:

“This beautiful three-bedroom, detached home offers stylish, light-filled living space, a great-sized private garden and a location that’s super convenient for shops, schools and everyday amenities. At the front, there’s side-by-side parking for two cars and a single garage too, which is always handy for busy households or when friends and family come to visit.

As soon as you walk in, the entrance hallway really stands out thanks to the gorgeous glass staircase, which keeps the space feeling bright, modern and open. Glass doors lead through to the living room, helping natural light flow through the ground floor and creating a really welcoming place to relax or spend time with friends and family.

The kitchen has a sleek and neutral feel, so it’s easy to imagine putting your own stamp on it. There’s plenty of space for a dining table and a large freestanding fridge freezer, which makes it a really sociable part of the house. The bi-fold doors open straight out onto the garden, which is brilliant in the warmer months and makes the space feel even bigger. The garage can be accessed internally through the utility space, which is great for extra storage and really practical when you’re bringing shopping straight into the house. The utility also leads out to the garden, and there’s a downstairs loo as well, which is always a useful feature for family living or when you’ve got guests round.

Upstairs there are two good-sized double bedrooms, with the main bedroom benefiting from mirrored built-in wardrobes, which help maximise the space. There’s also a third bedroom that’s currently used as a home office/dressing room, showing how flexible the space can be depending on what you need. The family bathroom has both a bath and a separate shower, which is perfect for busy mornings.

Outside, the garden is a really good size, private and not overlooked, which is always a big plus. There’s a decked seating area that’s perfect for outdoor dining or summer evenings, and beyond that there’s green space with private gated access — ideal if you enjoy a walk, have a dog, or just like having some extra outdoor space close by.

All in all, it’s a really lovely home in a great location, with stylish living space, a fantastic garden and plenty of practical features for everyday life.”

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## Did you spot...

This beautiful family home is a short walk to shops and other local amenities



## A message from the seller:

"Selling our home is very bittersweet for us, as we have loved living here for the past three years. We originally bought it as our "forever home", with plans to extend over the garage to create an additional bedroom and ensuite. However, our plans have since changed as we are relocating to Cornwall with our family. One of our favourite features of the house is the garden. It's wonderfully private, which was something we struggled to find when searching for a property. There is also a lovely park and green space just beyond the back gate, which our daughter and dogs absolutely love.

The street itself is quiet and friendly, and we have been lucky to have such lovely neighbours. Just around the corner, there is a pub and restaurant with a great beer garden for the summer, along with a row of handy local shops, including a Post Office, One Stop, pharmacy, takeaways (including the BEST Chinese!) and other small businesses.

We've found it incredibly convenient being so close to everything Mickleover has to offer, while still being just a short trip into town when needed.

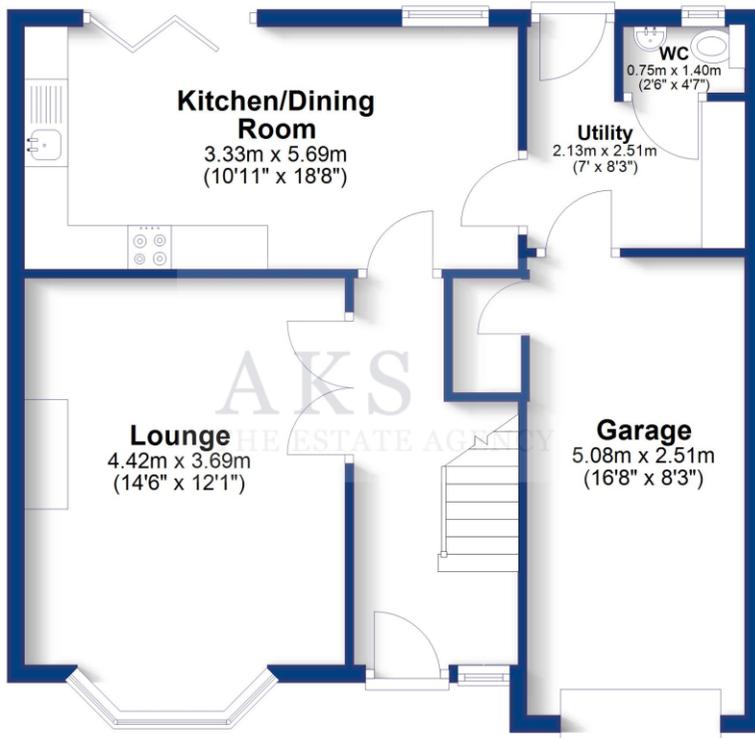
We truly believe the next family who moves here will love it just as much as we have."

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# Floor Plan

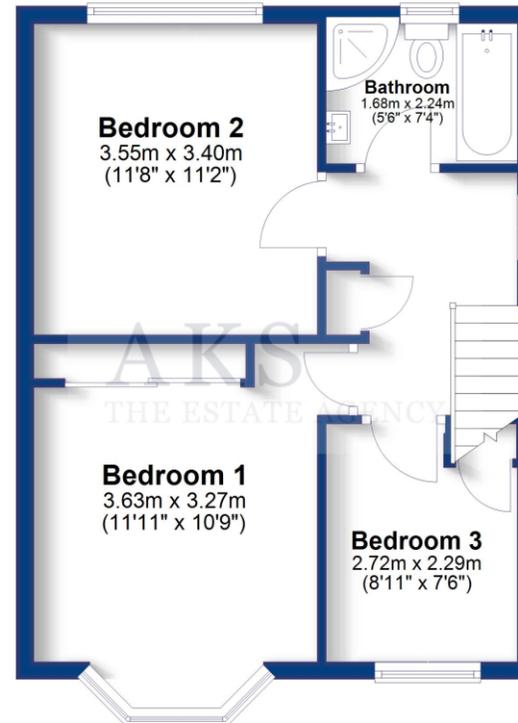
## Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- THREE BEDROOM DETACHED HOUSE
- SPACIOUS KITCHEN DINER WITH UTILITY ROOM
- UTILITY, DOWNSTAIRS WC AND INTERNAL GARAGE ACCESS
- MODERN FOUR PIECE BATHROOM SUITE
- SINGLE GARAGE AND DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- GREAT SIZED GARDEN
- EPC RATING D



## About the area:

Mickleover is a fantastic village for the whole family, full of essential amenities. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, a charity shop and takeaway restaurants. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



## Schools:

There are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call  
**01332 30 30 30**

[Click here](#) to watch the property video

