

# Taplow Close

Mickleover, Derby, DE3 0RP

John   
German





This kitchen is for laughing & dancing

An aerial photograph of a large, modern house with a prominent tiled roof. The house features a large garden with a swimming pool and a paved patio area. The property is situated in a quiet cul-de-sac, surrounded by other residential buildings and greenery.

# Taplow Close

Mickleover, Derby, DE3 0RP

£540,000

Welcome to your dream home! This stunning property is nestled away in a quiet cul-de-sac, offering extensive living accommodation including four reception rooms, a stunning open plan kitchen with island and bi-fold doors and four superb double bedrooms two of which are ensuite.

As you step inside, you'll be struck by the warm and welcoming feel of this beautiful home. The spacious entrance hallway features herringbone effect flooring, a decorative panel effect to the walls and a period style radiator. Stairs rise to the first floor with understairs storage and doors lead off the ground floor living spaces..

Just off the hallway, you'll find yourself in the comfortable lounge, perfect for relaxing and entertaining guests. The neutral tones and abundant natural light coming from the large picture window create a warm and inviting atmosphere, with neutral carpeting and a period style radiator.

Moving back through the entrance hall which branches off to the left where the guest cloaks/WC is located having been fitted with a low flush WC and a ceramic washbasin sat on a vanity washstand with storage beneath, patterned tiled splashback and coordinating patterned flooring, period style radiator.

The snug/playroom can also be found on this side of the house overlooking the rear garden with a neutral fitted carpet and a vertical radiator.

The spectacular living/dining kitchen sits on the opposite side of the house having been extended to feature bi-fold doors and skylights that flood the space with natural light, creating a bright and airy ambience. Fitted with a quality range of base and eye level units with quartz worksurfaces and featuring a large island unit and breakfast bar, housing a Belfast sink, integrated wine cooler, pull-out bin and an integrated dishwasher. There are spaces for an American style fridge freezer and a range cooker, both appliances may be available by separate negotiation. Herringbone wood effect flooring runs through to a large dining space with a period style radiator and then onto the open plan sitting room which has a contemporary vertical radiator, a picture window to the front and a letter box window to the side. The open flow creates a wonderfully sociable living space, perfect for family life and for those who love to entertain.

Adjacent to the kitchen is a useful utility room perfect for your practical needs. Offering ample storage space and convenience fitted with matching base and eye level units with quartz effect worksurfaces, ceramic sink unit with tiled splashback, leaving space for appliances, herringbone flooring and a period style radiator.

Also located off the kitchen is the additional reception room perfect to use as a home office.

On the first floor stairs lead to a central landing both with beautiful and hardwearing hessian flooring, doors lead off to the bedrooms and family bathroom, built-in airing cupboard, access to roof space.

The house boasts a magnificent master bedroom, complete with double aspect windows and neutral carpeting. The en-suite in the master bedroom is fitted with a full four piece suite comprising low flush WC, vanity washbasin with storage beneath, panelled bath and a large separate shower enclosure, extensive tiling, opaque glazed window to the rear, chrome heated towel rail.

Bedroom two is an excellent double room with neutral carpeting and a window to the front also featuring an en-suite shower room fitted with a low flush WC, vanity washbasin with storage beneath and tiled splashback and a fully tiled corner shower, chrome heated towel rail, window to the rear.

The remaining two bedrooms are double rooms served by the fully tiled family shower room which is fitted with a low flush WC, pedestal washbasin and a corner shower, window to the rear, chrome heated towel rail.

Outside: The property is located at the head of this lovely quiet cul-de-sac behind a double width block paved driveway providing ample parking and access to the garage, The lawned front garden provides interest and colour. Gated access to the side of the house leads to a fully enclosed lawned rear garden, ornamental flower beds, a paved patio and a sunken trampoline.

The integral single garage has power and lighting and an electric roller door.

The property was underpinned in 1991 following some tree root damage and subsequent structural alterations have been made and the underpinning inspected. Structural reports conducted in 2022 show that there has been no further movement.

**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.

**Property construction:** Standard

**Parking:** Driveway and garage

**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:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





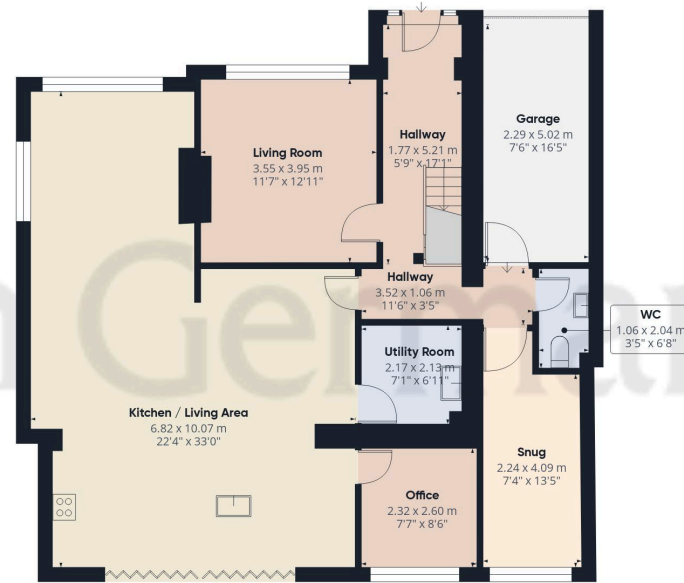
This kitchen is for laughing & dancing

PUT  
THE  
KETTLE  
ON







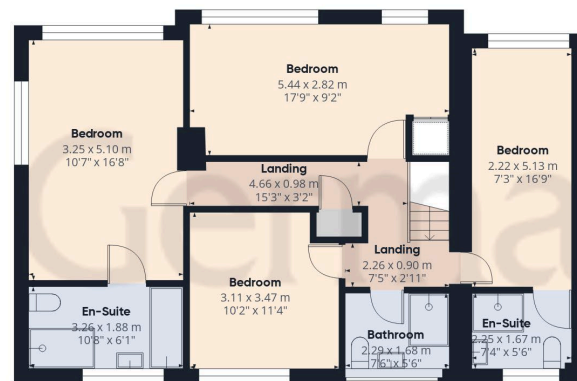


Ground Floor

Approximate total area<sup>(1)</sup>

190.6 m<sup>2</sup>

2054 ft<sup>2</sup>



Floor 1



(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.

GIRAFFE360



### 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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



