



DUNN LANE, MICKLEOVER, DERBY

PRICE £290,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO DUNN LANE

MODERN THREE-BEDROOM SEMI-DETACHED HOME WITH OPEN GREEN SPACE VIEWS – Situated in a desirable cul-de-sac position on the edge of a modern development, this attractive three-bedroom detached property offers well-proportioned accommodation, contemporary styling and a pleasant outlook towards the nearby balancing pond and surrounding green space.

The ground floor is thoughtfully arranged for everyday family life, with a spacious dual-aspect lounge featuring a bay window, alongside an inviting kitchen diner finished with deep blue cabinetry and rose gold handles. Patio doors provide a natural connection to the rear garden, creating a sociable setting for family meals and entertaining. A downstairs WC and useful storage further enhance the practicality of the layout.

Upstairs, three bedrooms include a generous principal bedroom with its own en-suite shower room, while the second bedroom enjoys dual-aspect windows overlooking the green space. Outside, the rear garden offers lawn and patio areas, complemented by a tandem driveway accommodating up to three vehicles. Combining attractive interiors, practical features and a pleasant position, this property is an excellent opportunity for buyers seeking a modern detached home in Mickleover.

THE DETAIL

The Detail

Upon entering the property, the hallway features tiled flooring, stairs rising to the first floor and a large understairs storage cupboard, offering particularly useful space with capacity to accommodate a tumble dryer. The lounge is generously proportioned, with dual-aspect windows allowing natural light to flow throughout the room. A bay window provides an attractive focal point, while the versatile layout offers plenty of space for a range of lounge furniture.

To the rear, the kitchen diner is fitted with deep blue cabinetry complemented by distinctive rose gold handles, creating a contemporary finish. Integrated appliances include an oven, hob, fridge freezer, dishwasher and washing machine, with the combi boiler also housed within the kitchen. There is ample room for a family dining table, while dual-aspect windows enhance the light and bright feel. Patio doors open directly onto the rear garden, providing convenient access for outdoor dining and entertaining. A downstairs WC, fitted with a wash basin and tiled flooring, adds further practicality.

Upstairs, the landing benefits from a useful storage cupboard and provides access to three bedrooms and the family bathroom. The principal bedroom is a good-sized double with carpeted flooring, space for wardrobes and the added advantage of an en-suite shower room, fitted with a shower enclosure, wash basin and WC. Bedroom two is another double, featuring dual-aspect windows with views across the neighbouring green space and pond. Bedroom three is a generous single, also with carpeted flooring.

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The family bathroom features white tiled flooring, a bath with mains shower over, wash basin, WC and heated towel rail.

Outside, the rear garden incorporates a lawn, patio seating area and pathway leading to the rear gate. A tandem driveway situated alongside the garden provides parking for up to three vehicles.

Mickleover is a popular suburb of Derby, offering a range of local shops, supermarkets, cafés, pubs, restaurants and leisure facilities. The area is well suited to families, with nearby schools and access to green spaces and walking routes. Derby city centre and the Royal Derby Hospital are accessible by road, while the surrounding transport links provide connections across the wider area. The property's position on the edge of the development, overlooking the balancing pond and green space, adds to its appeal.

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





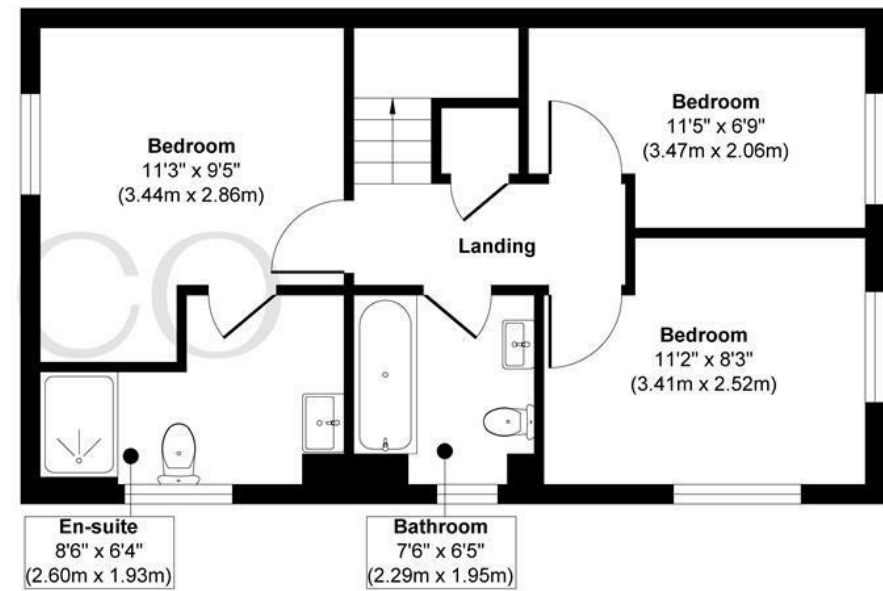
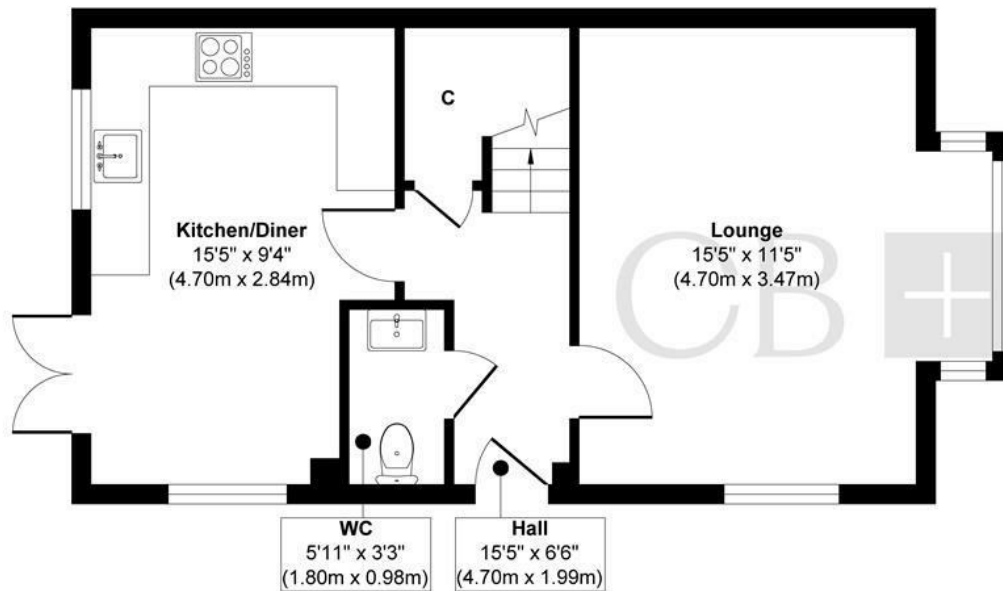








Dunn Lane



Approx. Gross Internal Floor Area 878 sq. ft / 81.60 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

878.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

C

- Three-Bedroom Semi-Detached Home In A Desirable Cul-De-Sac Position
- Edge Of Development Location With Views Over The Balancing Pond
- Spacious Dual-Aspect Lounge With Bay Window
- Modern Kitchen Diner With Deep Blue Units And Rose Gold Handles
- Patio Doors Opening Directly Onto The Rear Garden
- Ground Floor WC With Wash Basin And Tiled Flooring
- Principal Double Bedroom With Wardrobe Space And En-Suite
- Rear Garden With Lawn, Patio And Pathway To The Rear Gate
- Tandem Driveway Parking For Up To Three Vehicles
- Popular Mickleover Location Close To Local Amenities, Schools And Green Spaces

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
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