

# Pendlebury Drive

Mickleover, Derby, DE3 9SS

John  
German









# Pendlebury Drive

Mickleover, Derby, DE3 9SS

£467,500

**Stylish and beautifully laid out family home with lots of natural light, extended to create a spectacular open plan dining kitchen with two further reception rooms. The bedrooms are all excellent sizes served by a large family bathroom plus a ground floor wet room.**

John German



The versatile layout is extremely practical for families with plenty of social living space as well as private spaces essential for those times when you all want to be doing different things, in fact that second sitting room could be used for a number of different purposes including a home office playroom or thanks to the ground floor wet room, possibly a bedroom, ideal if you have a dependant relative that either lives with you or regularly comes to stay.

The property is located in the desirable suburb of Mickleover which features an extensive range of amenities including a large supermarket and a selection of restaurants and bars. The property lies in the catchment area for Littleover Community School and further excellent schooling is available at all levels including John Port and Murray Park secondary schools and Brookfield Primary School is just a short walk away. There are excellent transport links with easy access onto the A38, it is also in close proximity to the A50 and A38 which makes the home ideal if you commute for work and is just 20 minutes' walk to the Royal Derby Hospital with a regular bus service into Derby City centre running along the main road.

To describe the property in more detail starting in the very spacious entrance hall with floor to ceiling windows, wood effect flooring and stairs rising to the first floor with understairs storage.

Located off the hallway is the ground floor wet room which doubles as the guest WC, fitted with anti-slip flooring and a drain away shower area, electric shower, low flush WC and wall mounted washbasin, extensive wall tiling and a window to the front.

The main living room overlooks the front elevation featuring a sleek modern fireplace with an inset living flame gas fire. The large kitchen diner overlooks the rear garden with a stunning floor to ceiling window and French doors located in the dining area where there is also space for a computer desk. The kitchen area is fitted with a comprehensive range of sleek modern units with wooden worktops, stainless steel sink, built-in oven, four ring gas hob with extractor hood over plus a window to the rear.

The second sitting room also overlooks the rear garden with a large picture window. Moving back through the property off the main hallway is a generous and very useful utility room fitted with good range of base and eye level units with worktop space over leaving space for a washing machine, tumble dryer and large freezer and a window to the side.

On the first floor a galleried landing has a window to the front and a built-in airing cupboard with doors leading off to four excellent bedrooms all of which can accommodate a double bed if needed.

The fabulous family bathroom is split level and provides plenty of space for a full four piece suite comprising walk-in double shower, corner bath, low flush WC and pedestal washbasin, tiled splashbacks, tiled floor and dormer window to the front.

Outside the property is set well back from the road with a contemporary slatted fence providing privacy and an attractive back drop to some very productive fig trees. In front of the property is a large parking area with space for multi car parking laid with decorative gravel and a block paved border. Tiered raised beds provide year round interest and colour. A covered seating area at the front of the house provides the perfect spot to enjoy a quick coffee and appreciate the results from your green fingers. Gated access to the side of the house leads to a charming seating area beneath a recently constructed covered awning providing protection from the elements. Beyond lies the rear garden which has been recently landscaped creating ornamental beds and tiered raised borders with a newly planted hornbeam hedge planted along the perimeter whilst the centre of the garden is laid to lawn. The mostly south facing garden enjoys an excellent degree of privacy as well as an open aspect over the surrounding rooftops to the treeline background.



**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

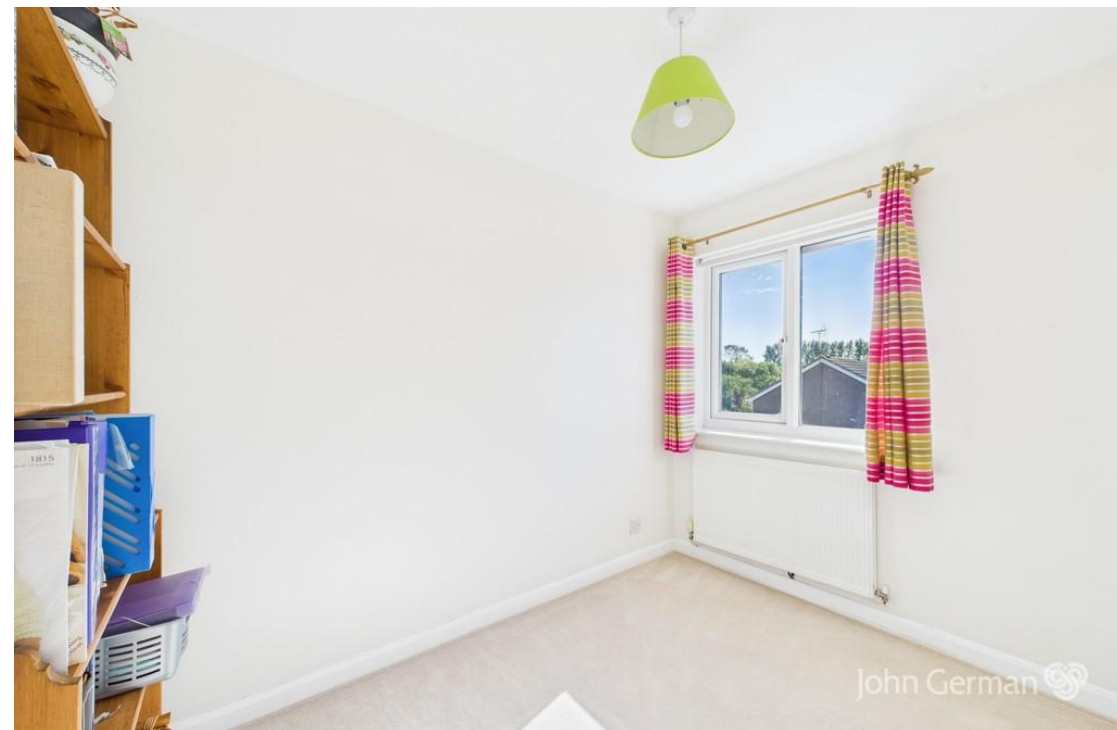
**Local Authority/Tax Band:** Derby City Council / Tax Band E

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

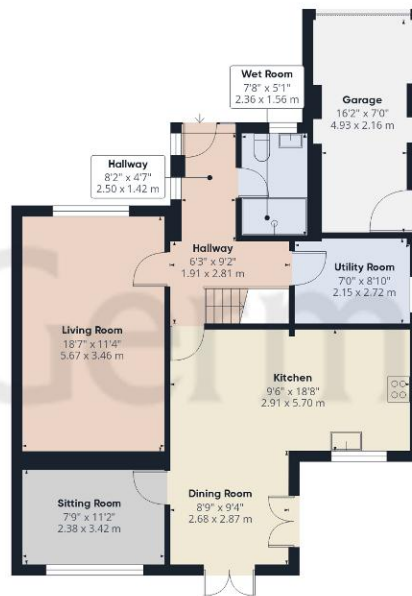
**Our Ref:** JGA/240925

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.

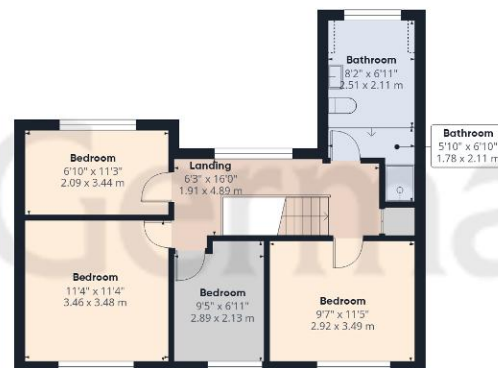
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.







Ground Floor



Floor 1

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

1456 ft<sup>2</sup>  
135.4 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

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





