

# Trent Way, Mickleover

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**£500,000**



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This property at a glance:



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# Trent Way, Mickleover



## Mikaela says:

“Tucked away in a desirable setting, this executive four-bedroom detached home immediately impressed me with its fantastic layout! From the moment I stepped through the front door, the generous entrance hallway set the tone for the space and flow that continues throughout the house.

What I particularly like about this home is the versatile living spaces. There are three reception rooms to enjoy – a welcoming living room, a separate dining room that works brilliantly for a snug, and a study which provides the perfect space for working from home.

The kitchen diner sits to the rear of the property and is a real hub of the home. It offers plenty of room for cooking whilst integrated appliances keep everything tucked away. A separate utility room helps with practicality and there’s also a convenient downstairs WC.

Upstairs, the sense of space continues. The main bedroom is particularly impressive – a really generous room complemented by a walk-through dressing area leading to a stylish four-piece en-suite bathroom (you don’t get that often!). The second bedroom also enjoys its own en-suite shower room and benefits from built-in wardrobes, which I think works perfectly for guests or older children. Bedrooms three and four are both comfortable doubles, giving the home great flexibility for families. The main family bathroom completes the first floor and features a modern four-piece suite.

Outside, the rear garden is spacious, south facing, private and enclosed, making it a lovely place to relax or spend time with family and friends. There is also convenient side access leading to the double garage and driveway, providing plenty of parking and useful storage.

Overall, this is a home that really works well – spacious, thoughtfully arranged and ready to move into, with plenty of room for modern family life.”

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## Did you spot...

This fantastic family home has a main bedroom with a walk through wardrobe and ensuite



## A message from the seller:

"We absolutely love everything about this house, it's the best house we've owned. We're only selling due to unforeseen circumstances, otherwise it would have been our forever home. The street is very peaceful with lots of lovely walks nearby. It's very convenient for mickleover village and road networks, avoiding the traffic around mickleover. The house is extremely spacious with four large double bedrooms, including a huge master bedroom with a dressing room. The downstairs has lots of room for family living including a large kitchen diner which is great for entertaining. Outside the garden is south facing and not overlooked at all. We were attracted to this house due to the size, location and huge driveway and double garage which you rarely see with a four bed house."

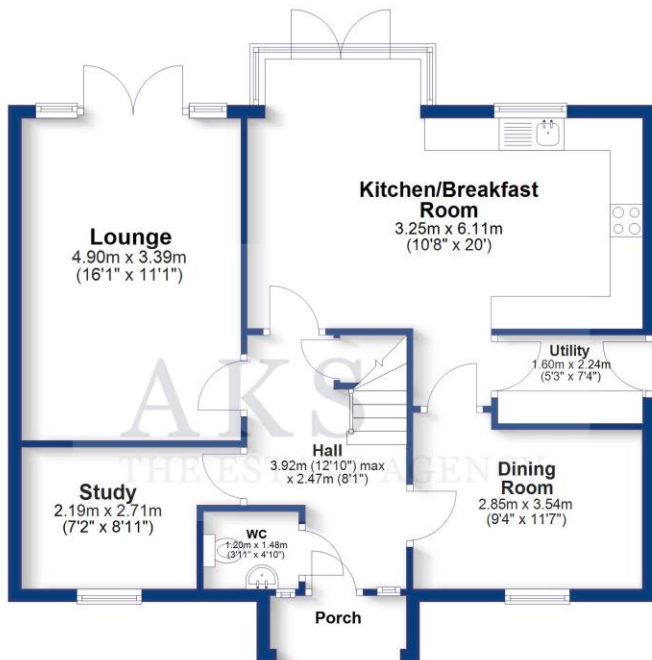
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# Floor Plan

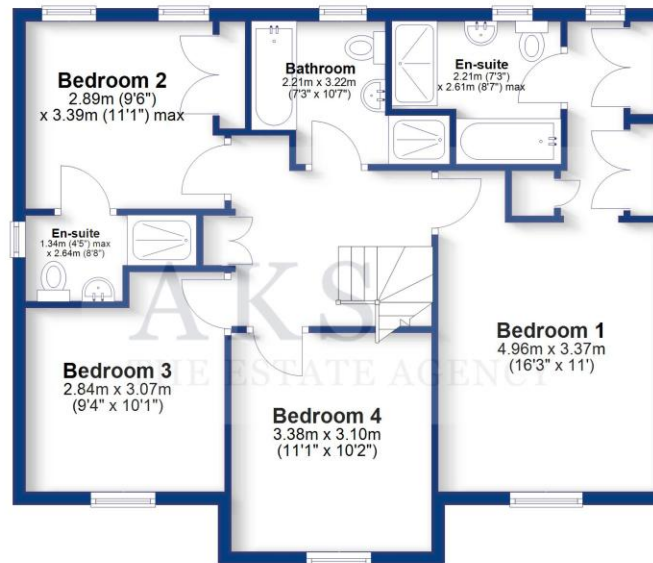
### Ground Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



### First Floor

Approx. 73.9 sq. metres (795.4 sq. feet)



Total area: approx. 148.1 sq. metres (1593.8 sq. feet)



## Energy Performance Certificate

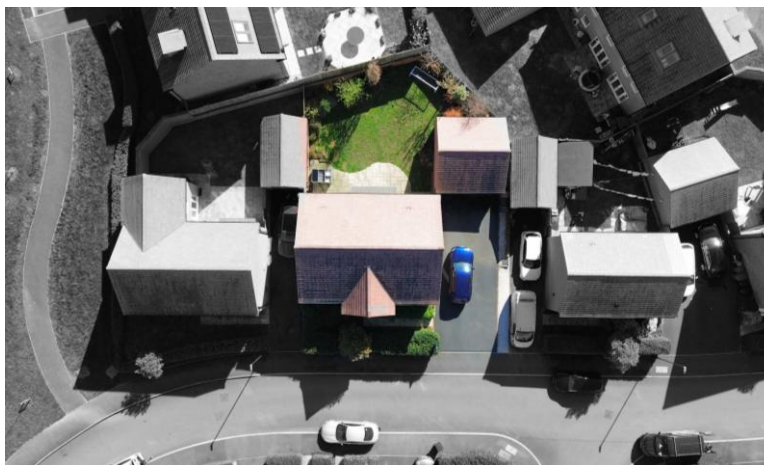
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Key Features:

- EXECUTIVE FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- SPACIOUS KITCHEN-DINER PLUS UTILITY
- MAIN BEDROOM WITH WALK THROUGH WARDROBE AND EN-SUITE
- EN-SUITE TO BEDROOM TWO
- PRIVATE AND ENCLOSED GARDEN
- DOUBLE GARAGE AND DRIVEWAY
- SOUGHT AFTER LOCATION WITH GREAT TRANSPORT LINKS



## 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, restaurants, a bar, charity shop and takeaways. 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 John Port Academy in the neighbouring village of Etwall.



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

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

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

