

# Tiverton Close, Mickleover

aksresidential.com

Offers in excess of  
£290,000



**AKS**  
THE ESTATE AGENCY

This property at a glance:



Watch the video



# Tiverton Close, Micklegate



## Mikaela says:

"Tucked away on a peaceful cul-de-sac in Micklegate, with green space right on your doorstep, this is a home that really does offer more than meets the eye."

I really like the way the accommodation flows here. From the entrance hall, you step into a bright and welcoming living room before reaching the heart of the home – a lovely country-style kitchen which has been extended to the rear, creating a really useful additional space for a cosy snug or dining area.

With patio doors opening straight onto the garden, it's a lovely spot for everyday family life and entertaining. There's also a downstairs WC and a cleverly designed utility area, keeping those less glamorous everyday essentials neatly tucked away.

Outside, the garden has been thoughtfully designed across multiple levels, making the most of the space with raised and lower patios, lawn for children to play and plenty of room to sit out and enjoy the sunshine.

Parking is another real highlight, with a garage, carport, generous driveway and additional parking to the front – something that's not always easy to find!

Upstairs, there are three bedrooms, including two comfortable doubles and a single, alongside a family bathroom with shower over the bath.

Peaceful, surprisingly spacious and in a fantastic position within Micklegate, this is a home I think is well worth seeing for yourself."

**AKS**  
THE ESTATE AGENCY  
[aksresidential.com](https://aksresidential.com)

# Tiverton Close, Mickleover



## Did you spot...

This fantastic family home has an extended kitchen diner



## A message from the seller:

"We feel so lucky to have been able to enjoy this house for nearly 10 years. It's been wonderful to grow our family here and the spacious kitchen and living areas have been great for hosting friends and family. Having the downstairs toilet and utility room have given us the flexibility to close the door on noisy machines and feels like such a handy bonus to the house."

The quiet cul-de-sac offers a peaceful little corner of Mickleover, just a few minutes walk to the Mickleover Greenway. We've loved being so close to both Derby Centre and the beautiful countryside, Kedleston Hall being a favourite of ours."

**AKS**  
THE ESTATE AGENCY

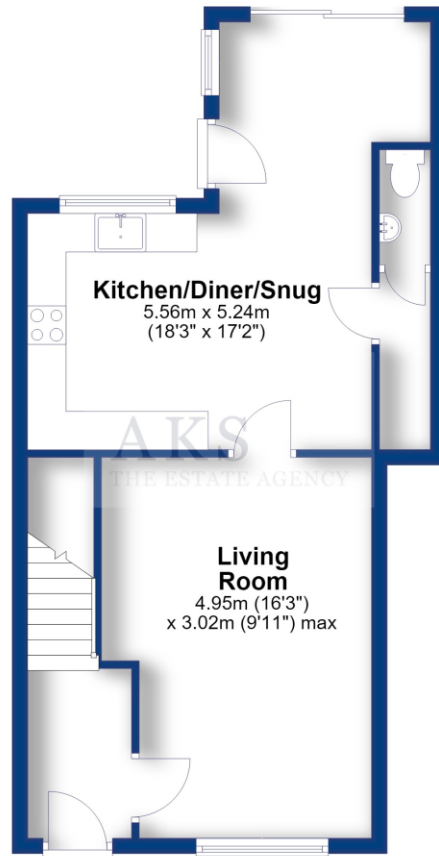


# Floor Plan

**AKS**  
THE ESTATE AGENCY  
aksresidential.com

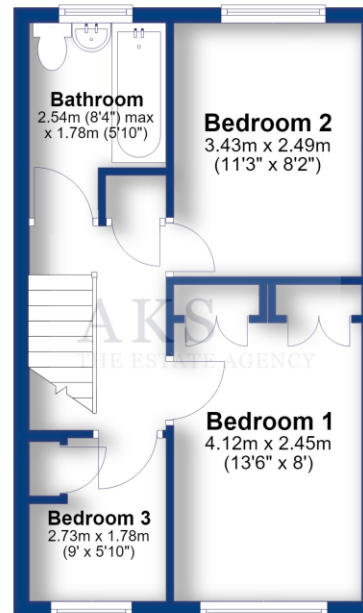
## Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 75.6 sq. metres (813.6 sq. feet)



## Energy Performance Certificate

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>86 B</b> |
| 69-80 | <b>C</b>      | <b>72 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

# Tiverton Close, Micklegate

Presented by

**AKS**  
THE ESTATE AGENCY



300+ 5 star Google Reviews



## Key Features:

- 3 BEDROOM DETACHED HOME
- QUIET CUL DE SAC LOCATION
- SINGLE GARAGE AND PLENTY OF DRIVEWAY PARKING
- EXTENDED KITCHEN DINER INCLUDING A WC AND LAUNDRY AREA
- GREAT LOCATION CLOSE TO AMENITIES
- EPC RATING C



## 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 Etwell.



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



t: 01332 303030 • e: [hello@aksresidential.com](mailto:hello@aksresidential.com) • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87