



**Merlin Way, Mickleover Derby DE3 0SL**

**welcome to**

**Merlin Way, Mickleover Derby**

A well-presented and generously proportioned four-bedroom detached family home situated in a highly desirable cul-de-sac in the heart of Mickleover. This impressive home is perfect for families seeking comfort, convenience and space.



### **Entrance Hall**

A welcoming entrance space with wood-style flooring, staircase leading to the first floor, doorway to the sitting room, kitchen and WC. Plenty of natural light via the attractive glazed front door.

### **Sitting Room**

16' 5" x 11' 9" ( 5.00m x 3.58m )

A spacious and comfortable living area with a central feature fireplace, neutral décor, large front-facing window with shutters and ample room for family seating. Perfect for relaxation or entertaining.

### **Dining Room**

10' 5" x 10' 1" ( 3.17m x 3.07m )

Positioned between the kitchen and conservatory, this bright formal dining space is ideal for family meals or hosting. Sliding doors open into the conservatory, allowing for a seamless extension of the living space.

### **Kitchen/Breakfast Room**

14' 7" x 14' 7" ( 4.45m x 4.45m )

A spacious and well-presented kitchen/breakfast room featuring a wide range of light wood-effect units, modern work surfaces and a stylish tiled splashback. The room includes an integrated double oven and microwave, and space and plumbing for a dishwasher and other appliances and generous storage throughout. A large window provides plenty of natural light, while the open layout can accommodate a dining table, making this a bright and welcoming hub of the home.

### **Conservatory**

11' 9" x 11' 5" ( 3.58m x 3.48m )

A stunning, light-filled room with panoramic garden views. Perfect as a second sitting room, sunroom or reading area, with direct access to the rear patio.

### **Utility Room**

Practical and well laid-out, with additional counter space, sink, appliance plumbing and a door leading to the rear garden—ideal for everyday convenience.

### **Cloakroom**

A modern ground-floor WC with stylish flooring, washbasin and feature round window adding character and charm.

### **Main Bedroom**

19' 1" x 10' 4" ( 5.82m x 3.15m )

A superbly proportioned primary bedroom boasting fitted wardrobes, dressing area and tasteful décor. Ample room for bedroom furniture with two windows to the rear of the property.

### **En-Suite**

A private shower room featuring enclosed shower, wash basin, WC and tiling, providing comfort and convenience.

### **Bedroom Two**

11' 9" x 11' 11" ( 3.58m x 3.63m )

A spacious double bedroom with front-facing window, neutral décor and room for wardrobes or storage.

With an en-suite shower room.

### **En-Suite**

A private shower room featuring enclosed shower, wash basin, WC and tiling, providing comfort and convenience.

### **Bedroom Three**

8' 6" x 7' 6" ( 2.59m x 2.29m )

Ideal as a guest bedroom, nursery or home office. Rear-facing window overlooking the garden.

### **Bedroom Four**

11' x 8' ( 3.35m x 2.44m )

Another versatile room, perfect for a bedroom, workspace, or hobby room.

### **Family Bathroom**

A well-presented bathroom complete with bathtub, WC and pedestal basin, finished with neutral tiling and window providing natural light.

### **Garage**

16' 4" x 8' 1" ( 4.98m x 2.46m )

Integral garage offering secure parking, storage or potential future conversion (subject to planning).

### **Outside**

A beautifully landscaped and mature garden with a mix of lawn, patio areas and established planting. Perfect for outdoor dining, gardening enthusiasts or children's play.

To the front, a driveway provides excellent off-road parking alongside the integral garage.

### **Local Area**

Mickleover is one of Derby's most sought-after suburban locations, offering a perfect blend of convenience, community and green space. The property is situated close to excellent local amenities including supermarkets, independent shops, pubs, restaurants and cafés. The area is served by well-regarded primary and secondary schools and benefits from regular bus links into Derby city centre. For commuters, the A38, A50 and Derby Ring Road are easily accessible, offering convenient connections to Birmingham, Nottingham and beyond. Mickleover also boasts attractive local parks, walking routes and is close to the open countryside, making it ideal for families and outdoor enthusiasts.



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## Merlin Way, Mickleover Derby

- Four spacious bedrooms, including large main bedroom with fitted wardrobes
- Three reception rooms and generous kitchen/breakfast room with utility
- Generous kitchen/breakfast room with integrated appliances
- Family bathroom, two en-suites, and downstairs w/c
- Beautifully landscaped rear garden with patio and lawn

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£465,000**



Please note the marker reflects the postcode not the actual property

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