

CARNFORTH CLOSE, MICKLEOVER, DERBY

PRICE £425,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO CARNFORTH CLOSE

IMPRESSIVE FOUR-BEDROOM DETACHED HOME WITH SOUTH-FACING GARDEN, GENEROUS PARKING AND NO UPWARD CHAIN - This well-presented detached home offers an appealing combination of generous accommodation, versatile living space and excellent outdoor areas, making it ideally suited to modern family life. Offered for sale with No Upward Chain, the property provides an excellent opportunity for buyers seeking a straightforward move into a spacious family home.

Set within a private driveway shared by just three properties, the home occupies a particularly attractive position with substantial parking and a good degree of privacy. The ground floor provides an excellent balance of sociable and relaxing spaces, with a large kitchen diner forming the heart of the home and connecting through to both the conservatory and spacious lounge.

Bi-fold doors across the rear open the living space directly onto the south-facing garden, creating a wonderful connection between the house and outside. Four bedrooms provide flexibility for families, guests or working from home, while the principal bedroom benefits from an en-suite. A summerhouse adds further versatility, creating a home with plenty to enjoy both inside and out.

THE DETAIL

The Detail

Approached via a private driveway serving three properties, this detached home has excellent parking and an inviting entrance porch with sliding doors, providing useful space for coats and shoes. The hallway features laminate flooring, a painted wooden staircase, understairs storage, a downstairs WC and access to the integral garage.

The impressive kitchen diner provides a superb everyday living and entertaining space. The kitchen features a glitter-effect tiled floor, white gloss cabinetry with wood-effect worktops, breakfast bar island and integrated appliances including an electric oven, induction hob, dishwasher and fridge freezer. There is also plumbing and space for a washing machine, alongside a Worcester boiler and side access. The dining area provides ample room for a family dining table and opens through sliding doors into the conservatory, which has laminate flooring and patio doors onto the garden.

The large lounge is accessed from the dining area through glass double doors and features laminate flooring, an inset electric fire and modern bi-fold doors spanning the rear elevation, opening directly onto the garden.

Upstairs, the galleried landing includes a useful storage cupboard with clothes rails. There are three double bedrooms and a single bedroom, with the principal bedroom benefiting from an en-suite shower room and fitted storage around the wash basin. Bedroom two has fitted wardrobes.

The family bathroom includes a P-shaped bath, shower attachment, storage beneath the wash basin, heated towel rail, inset television and tiled flooring.

Outside, the south-facing rear garden features a patio, lawn and private setting, with side access on both sides. The rear garden also benefits from a useful summerhouse with electricity, providing a versatile space that could be used as a home office, hobby room, or additional area for relaxation and entertaining.

Located in Mickleover, the property is well placed for local amenities, schools, shops and leisure facilities, with convenient road connections providing access towards Derby city centre and surrounding areas.

AML Verification

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.

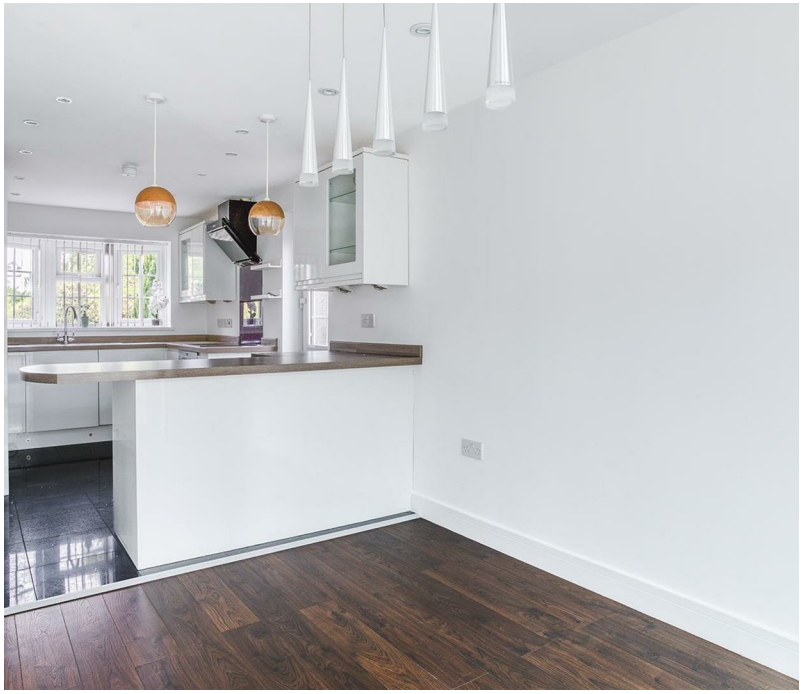
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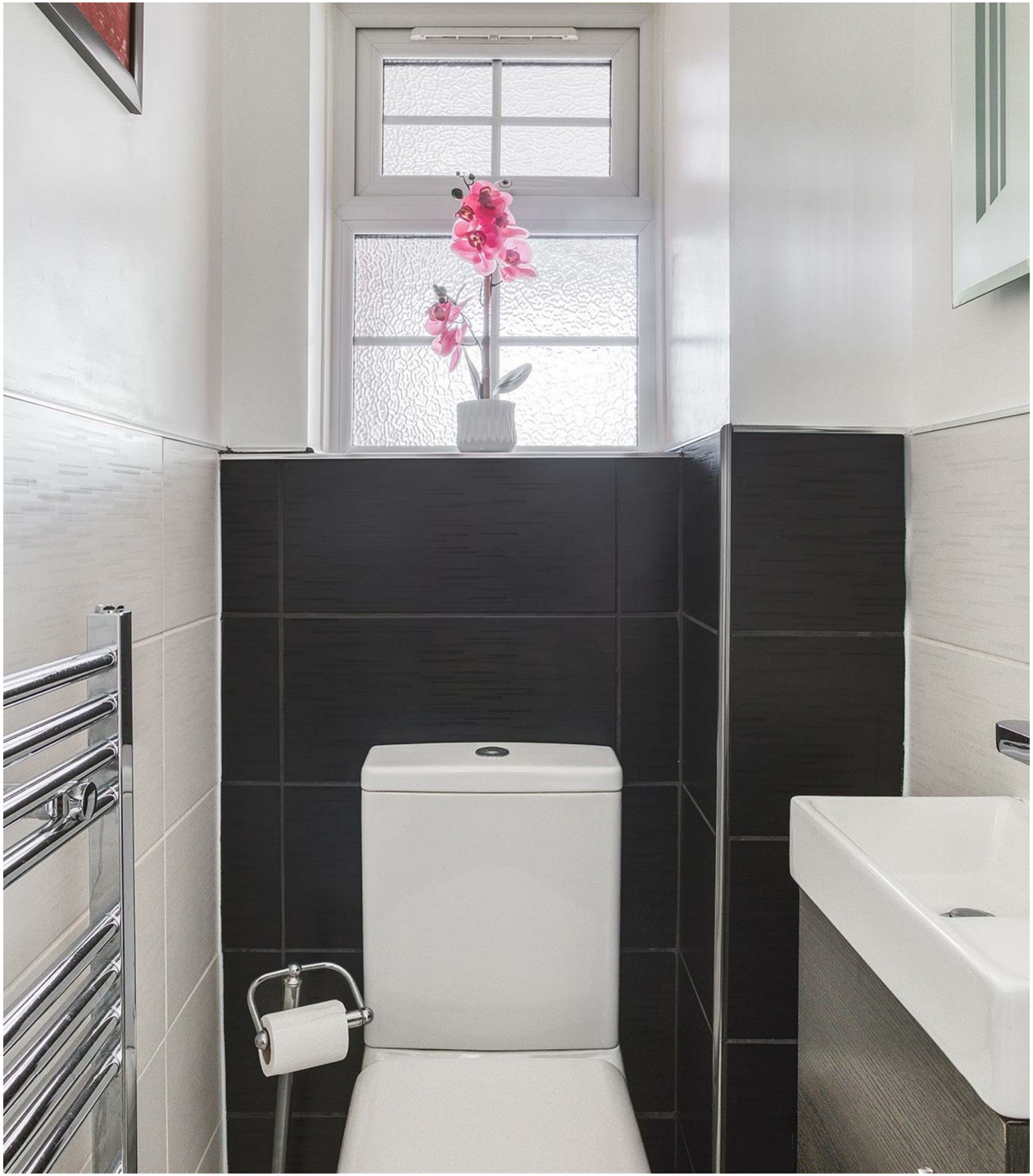


















Carnforth Close



Approx. Gross Internal Floor Area 1389 sq. ft / 129.07 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1265 sq. ft / 117.52 sq. m (Excluding Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

1108.69 sq ft

EPC RATING

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COUNCIL TAX BAND

- No Upward Chain Providing The Opportunity For A Straightforward Purchase
- Four-Bedroom Detached Family Home With Generous And Versatile Accommodation
- Private Driveway Position Serving Just Three Properties
- Large Kitchen Diner With Breakfast Bar Island And Integrated Appliances
- Large Lounge With Inset Electric Fire And Rear-Facing Bi-Fold Doors
- Four Bedrooms Including Three Double Bedrooms And One Single Bedroom
- Galleried Landing With Storage Cupboard And Clothes Rails
- Neutral Presentation Throughout With Painted Wooden Staircase And Contemporary Finishes
- Private South-Facing Rear Garden With Patio, Areas Of Grass And Summerhouse
- Conservatory With Direct Garden Access Providing A Versatile Additional Living Space

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
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