

Starflower Way

Mickleover, Derby, DE3 0FB

John German



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Offers in Excess of £425,000

This stylish modern family home is located on an attractive and popular modern development on the outskirts of Mickleover. Featuring an impressive open-plan living dining kitchen, an elegant living room and ground floor study providing great space designed for modern living.

Entrance to the property is to the front with an entrance hall leading to the ground floor living spaces featuring stylish Karndean flooring. The guest WC lies off the hallway and is fitted with a low flush WC and pedestal washbasin with a window to the side. The carpeted living room has an elegant bay window to the front which allows lots of natural light to fill the space creating a lovely calming space in which to relax or entertain.

The study sits on the opposite side of the hallway with fitted carpeting and a window overlooking the front garden.

The open-plan kitchen/diner lies to the rear of the house and is fitted with Karndean Flooring providing a generous living/dining area with French doors lead out to a landscaped garden, whilst the kitchen area is fitted with a range of contemporary units with contrasting worksurfaces which extend to form a great breakfast bar. The kitchen is also fitted with an inset one and a quarter bowl sink unit and a range of appliances including an eye level double oven, five ring gas hob with extractor hood over, integrated dishwasher and integrated fridge and freezer.

The utility room is fitted with matching units and worksurface leaving space for appliances, Karndean flooring and a side entrance door which leads out onto the driveway.

On the first floor carpeted stairs lead to a central landing providing access to the bedrooms and family bathroom which is fitted with a three piece suite comprising low flush WC, wall mounted washbasin and a panelled bath with a walk mounted mixer tap and a shower over.

The master bedroom is fitted with mirror fronted wardrobes and features an en-suite shower room comprising low flush WC, wall mounted washbasin and a large shower cubicle.

There are two further double bedrooms as well as a generous fourth single bedroom.

Outside the property is set back from the road behind a wrought iron fence with evergreen hedging behind which is a small lawn and a paved pathway leading to the front door. A tarmaced driveway leads along the side of the house providing ample off road parking as well as access to the detached brick built garage with power and light connected. Gated access leads into the lovely landscaped rear garden with a central lawn surrounded by ornamental borders with beautifully stocked raised planters to the front. A well laid paved patio providing extensive entertaining space wraps around the property and to the rear of the garage where charming pergola has been constructed creating a lovely seating area.

The property is located in the desirable suburb of Mickleover which features an extensive range of amenities predominantly in the village centre including a large supermarket and a selection of restaurants and bars. On Hackwood Park itself, there is the Hackwood Primary Academy and schooling available nearby at all levels including John Port and Murray Park secondary schools. The development includes two children's parks and there is also a path which goes all the way around the estate, a great walk for families with children, bike rides, or dog walks, this leads down to the old railway where you can walk or cycle all the way to Hilton. Being just a short drive to the A52, it is also in close proximity to the A38 & A50 which makes the home ideal if you commute for work and is just 10 minutes to Royal Derby Hospital and a short walk to catch the regular bus service into Derby City centre.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

-There is an annual communal service charge of £160

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: Standard **Parking:** Driveway & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre 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: / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA10092025

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.

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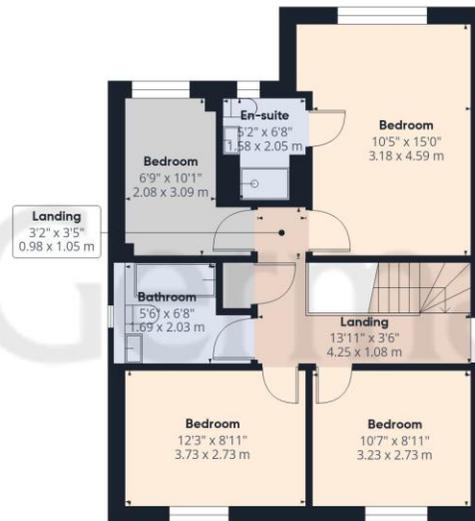






Ground Floor

Approximate total area^m
 1252 ft²
 116.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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