

5 Bed House - Detached

£500,000

 Ecclesbourne Lane, Mickleover, Derby, DE3 0BB



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NY F&O GROUP

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An exceptional five-bedroom detached residence, constructed by Avant Homes and set within the highly desirable Cotchett Village development in Mickleover.

Extending to approximately 154 square metres, this stunning home has been thoughtfully designed to offer luxurious, contemporary living with an emphasis on space, light, and high-quality finishes throughout. The property boasts a superb layout ideal for modern family life, featuring generously proportioned rooms, stylish interiors, and a high specification finish synonymous with Avant Homes.

Externally, the home is complemented by a double garage and ample parking, while its position within this sought-after development provides a perfect balance of tranquillity and convenience.

This is a rare opportunity to acquire a beautifully presented, turnkey family home in one of Mickleover's most popular residential locations.

The property is sold Freehold. Council tax band F. Energy rating B.

Reception Hall 18'0" x 9'7" (5.51 x 2.93)



Home Office 7'2" x 6'3" (2.19 x 1.92)



Utility Room 6'0" x 4'5" (1.85 x 1.36)



Living Room 14'10" x 12'2" (4.53 x 3.73)



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Guest's Cloakroom / Wc 5'2" x 5'1" (1.60 x 1.56)



Family Room 12'2" x 8'5" (3.73 x 2.58)



Shower Room En-Suite 7'4" x 5'0" (2.24 x 1.53)



Dining Kitchen 21'1" x 12'7" (6.44 x 3.84)



**First Floor
Galleried Landing**



Bedroom Two 9'3" x 9'0" (2.82 x 2.75)



Principle Bedroom 9'8" x 9'8" (2.97 x 2.97)



Shower Room En-Suite 7'4" x 5'2" (2.24 x 1.60)



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Bedroom Three 10'3" x 8'8"
(3.14 x 2.66)



Main Bathroom 7'5" x 6'3" (2.27
x 1.91)



Bedroom Four 9'0" x 7'2" (2.75
x 2.20)



Outside



Bedroom Five 8'9" x 7'4" (2.69
x 2.26)



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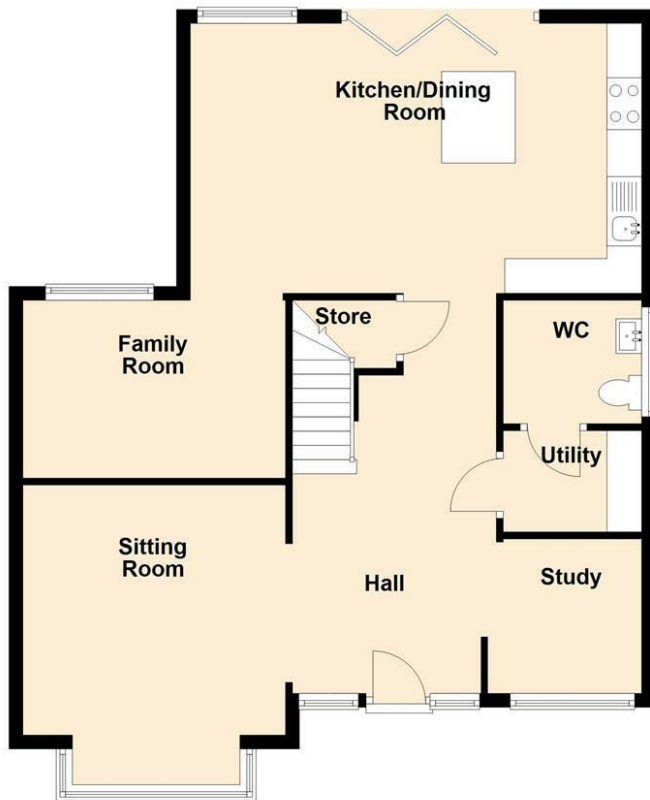
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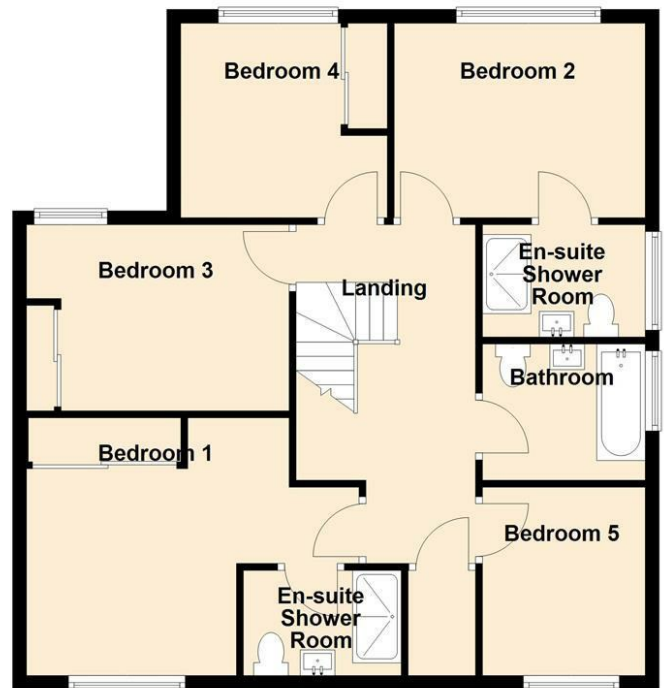
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	93
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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