

Corden Avenue
Mickleover, Derby, DE3 9AP

John German





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£400,000

Luxurious family home having been thoughtfully extended and refitted with no expense spared and an unrivalled eye for detail, leaving a harmonious layout that beautifully combines modern living with period elegance.



The impressive open plan living/dining kitchen is complemented by two further generous receptions rooms whilst on the first floor there are four spacious double bedrooms (no box room here), a luxurious master en suite and an equally fabulous family bathroom. The property occupies a convenient location just a short stroll from the Royal Derby Hospital and excellent range of amenities in Littleover Village centre to include a supermarket, post office, petrol station and a further range of retail outlets. Mickleover village centre is only a short drive away which also offers a good range of local amenities. The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from Wren Park Primary school. Private education is also available nearby at Derby High School and Derby Grammar School. A regular bus service on Burton Road and Uttoxeter Road runs into Derby city centre, which is within easy walking distance and the property's location provides easy access to a full range of local amenities. This location also offers swift access to the A38, A50, M1 motorway and the main motorway network. Little over is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and the Royal Derby Hospital.

Entrance to the property is via an attractive entrance hall with stairs rising to the first floor, a large under stairs cloak cupboard and doors leading off to the main ground floor living spaces. The dining room sits to the front of the property with a lovely bay window overlooking the front garden. This spacious room is currently also being used as a second sitting room and comfortably lends itself to a dual purpose. The main living room is another lovely spacious room with sliding patio doors opening out onto the rear garden and a feature fireplace with a living flame gas fire, marble back and hearth and a polished wood surround. Glazed double doors link the lounge with the kitchen. The kitchen is a fabulous open plan room with spaces for dining and casual seating, both with lovely views of the garden from a lovely bay window designed to echo the one to the front of the property. The kitchen has been fitted with a high-end range of base and eye level units with worktop space over, built to a modern Scandinavian design with solid oak doors. The kitchen features under unit lighting, glazed display cabinets and a central island unit with an inset sink unit with mixer tap, a full range of high-end appliances including Miele dishwasher fridge and freezer and a Neff eye level oven and combination microwave, four ring hob with extractor hood over. The spacious utility room is a dream with a generous amount of additional storage, worktop space and a stainless steel sink unit, tiled splashbacks, full height integrated Miele freezer, spaces for washing machine and tumble dryer, courtesy door to the garage and an entrance door into the rear garden. Off the utility is the ground floor WC which is fitted with a concealed flush WC.

Stairs rise to the first floor and off the landing doors lead to the bedrooms and bathroom, built in line cupboard and access to the roof space with pull down ladder. The master bedroom has two windows overlooking the front elevation and is fitted with an impressive array of sharps bedroom furniture including wardrobes, drawers, overhead storage cupboards and a dressing table. The ensuite features the most impressive fully moulded sink and countertop set upon a vanity storage unit, it certainly adds an interest and elegance to this luxurious shower room. There is also a fully tiled shower enclosure with hinged glass door, concealed flush WC, under floor heating and two windows overlooking the front elevation. There are three further double bedrooms all served by an equally impressive fully tiled family bathroom fitted with a double ended bath with shower over, concealed flush WC, vanity wash basin with storage beneath, matching tall wall hung storage cupboard, motion sensor activated accent lights, back lit touch control mirror, chrome heated towel rail and window to the front.

Outside the property is set back from the road behind a very pretty lawned front garden with privet hedging and established herbaceous borders. To the side of the property a cobbled double width driveway provides ample off-road parking as well as access to the large integral garage. The rear garden, like everything in this beautiful home, has been maintained to perfection with manicured lawns, immaculately pruned hedges and well stocked ornamental borders. There is a spacious decked seating area to the rear of the house and a timber garden shed at the end of the lawn provides storage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

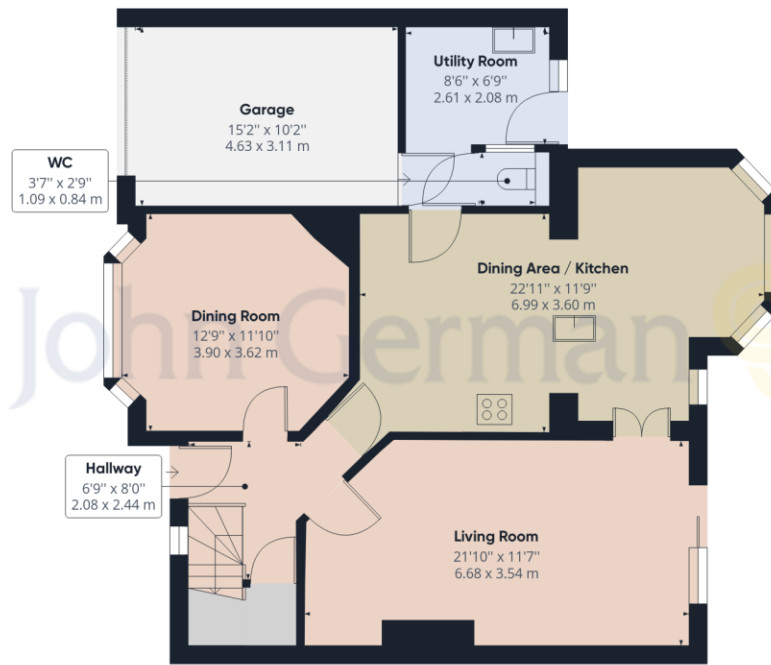
www.derby.gov.uk

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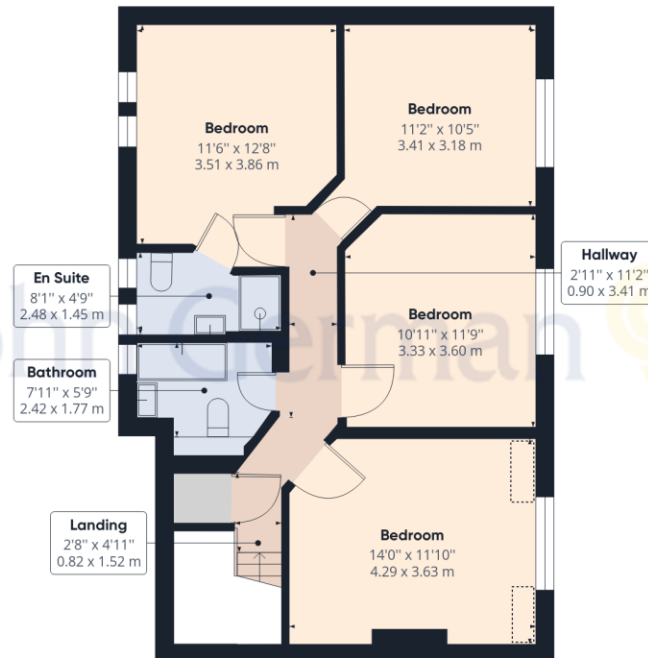
Local Authority/Tax Band: Derby City Council / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1705.77 ft²

158.47 m²

Reduced headroom

8.54 ft²

0.79 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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