

Heron Way

Mickleover, Derby, DE3 9XA

John
German





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£450,000

Immaculate bungalow with a luxury finish, the quality of which only rarely comes to market. Extended accommodation includes a stunning family room, separate lounge, high quality fully fitted kitchen, en-suite master bedroom, 2 further double bedrooms and 4 piece bathroom, all set on a generous south facing plot.



Heron Way is a great location tucked away off the main road but providing easy access to an impressive array of local amenities and superb transport links. The property is very close to the Royal Derby Hospital with regular buses from the bus stop at the end of the road straight into Mickleover or into Derby and beyond. There is an Aldi Super Store and the Mallard Inn close by, a full range of shops available further up the road in Mickleover village, or in nearby Littleover village. Mickleover Golf Club is just along the road and there are plenty of nearby schools.

Entrance to the property is via a bright and spacious entrance hall with uPVC double glazed entrance door and matching front facing windows, polished wood flooring, central heating radiator, coved ceiling doors, oak veneer doors lead off to the principle bedroom and to the main living accommodation.

The master bedroom is a lovely spacious double bedroom with a uPVC double glazed bay window overlooking the front elevation, modern fitted wardrobes, fitted carpet, coved ceiling, central heating radiator. The en suite shower room is fitted with a sleek modern suite featuring a walk-in double shower with tinted mirrored glass screen and low profile shower tray, pedestal wash basin and concealed cistern WC, extensive tiling to splashback areas, wood effect tiled floor.

Moving through into the main living accommodation, the lounge overlooks the front elevation with a uPVC double glazed window, central heating radiator, coved ceiling, fitted carpet and a log effect electric stove fire. From the lounge an inner hallway has polished wood flooring and oak veneered doors leading off to the remaining bedrooms, bathroom and kitchen.

The kitchen is fitted with a high quality range of gloss base and eye level units with under unit lighting and kick panel spotlights, granite worksurfaces, inset sink unit with mixer tap and mirror tiled splashback, integrated dishwasher, fridge and freezer, built-in eye level oven and combination microwave, induction hob with extractor hood over and ceiling spotlights. Wood effect tiling running through into the family room that is partially open plan to the kitchen and is a stunning room with an open sloping ceiling fitted with two skylights and spotlighting. There is plenty of space for living and dining furniture making this a very sociable multi purpose room wonderful for when the whole family is around. Bi-fold doors open out onto the rear patio and overlook the rear garden plus two modern vertical radiators and a courtesy door into the garage.

Moving back through to the inner hallway off which the main bathroom is situated and fitted with a luxury four piece bathroom suite comprising wash basin set in vanity unit with storage beneath, low flush WC, corner shower enclosure and an impressive double ended free standing bath with hand shower attachment. Ceramic tiling to half wall height (full height to shower), tiled floor, chrome heated towel rail, uPVC double glazed window to the side, ceiling spotlighting and a door to bedroom two.

Bedroom two is a bright double bedroom with a full range of fitted wardrobes and storage cupboards, French doors open to the rear garden, central heating radiator and fitted carpet.

Bedroom three is also a double bedroom that is currently fitted out as a multi-purpose office and dressing room with a comprehensive range of fitted wardrobes, built-in desk/dressing table, drawers and additional storage cupboards, wood effect flooring, central heating radiator and uPVC double glazed window to the rear.

Outside the property is set well back from the road behind a low maintenance front garden with a low brick boundary wall with wrought iron railings. A wide block paved driveway provides excellent parking and access to the attached garage that has a roller door, a painted epoxy floor and painted walls. There is also plumbing at the rear of the garage for a washing machine with worktop space over, power and lighting.

To the rear is a generous south facing garden landscaped again for easy maintenance with artificial lawns and gravelled borders. Adjacent to the rear of the property is a spacious paved patio perfect for outdoor entertaining.







Approximate total area⁽¹⁾

1216.90 ft²

113.05 m²

(1) Excluding balconies and terraces

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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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

Our Ref: JG A/06092023

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

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		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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