



Uttoxeter Road
Mickleover

Offers in the region of
£325,000



Uttoxeter Road

Mickleover

FANTASTIC SIZED THREE BEDROOMED SEMI DETACHED HOME IN MICKLEOVER, CLOSE TO THE ROYAL DERBY HOSPITAL WITH A BEAUTIFUL BREAKFAST KITCHEN AND FANTASTIC SIZED GARDEN! With a lounge through diner and the added benefit of an orangery on the back of the property, a downstairs wet room and three bedrooms and a bathroom upstairs, this makes a lovely family home!

On entering the property, the great sized hallway welcomes you in, from the hall is a downstairs wet room which also consists of a wash basin and a WC. The lounge has a lovely big bow window which lets in lots of natural light and has a feature fire set into the chimney breast. Through an archway is the dining room which has plenty of space for a large dining table, has a feature fireplace and surround, offers access to the kitchen and patio doors into the beautiful orangery which is a fantastic sized living space and looks out onto the lovely garden. The breakfast kitchen is a great size, has a special little space for a washing machine and tumble dryer, space for a fridge freezer and has an integrated hob,

dishwasher and double oven. There is space for a small breakfast table and access out onto the side of the house. Upstairs the master bedroom again has a lovely bow window and lots of built in wardrobes and storage including bedside tables. The second bedroom is another fantastic double bedroom which also benefits from lots of built in wardrobe space. Bedroom three is a good sized single room. The family bathroom consists of a corner bath with an overhead shower, a wc and a wash basin. Outside to the front of the property there is plenty of driveway parking for multiple cars. To the back of the house there is a great sized garden which has lots of grass and a patio area for outside dining furniture.

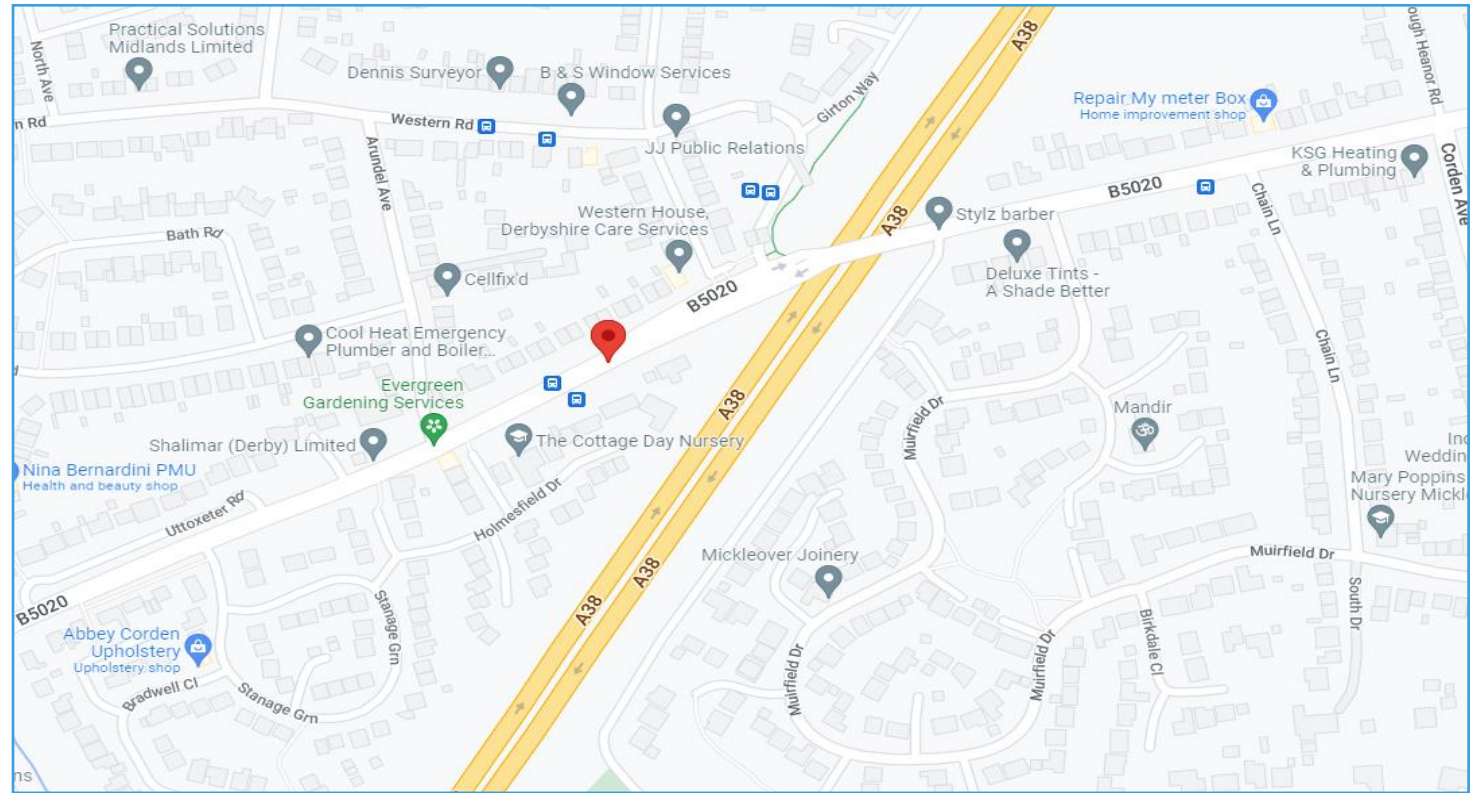


There is also a summerhouse and a workshop included with the property. ***Why you will love this house - Being in a great location in Mickleover and close to the Royal Derby Hospital, a beautiful orangery on the back of the property and well presented throughout, this makes a really lovely home!***



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Mickleover is a fantastic village for the whole family, full of essential amenities there are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwall. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, a charity shop and takeaway restaurants. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

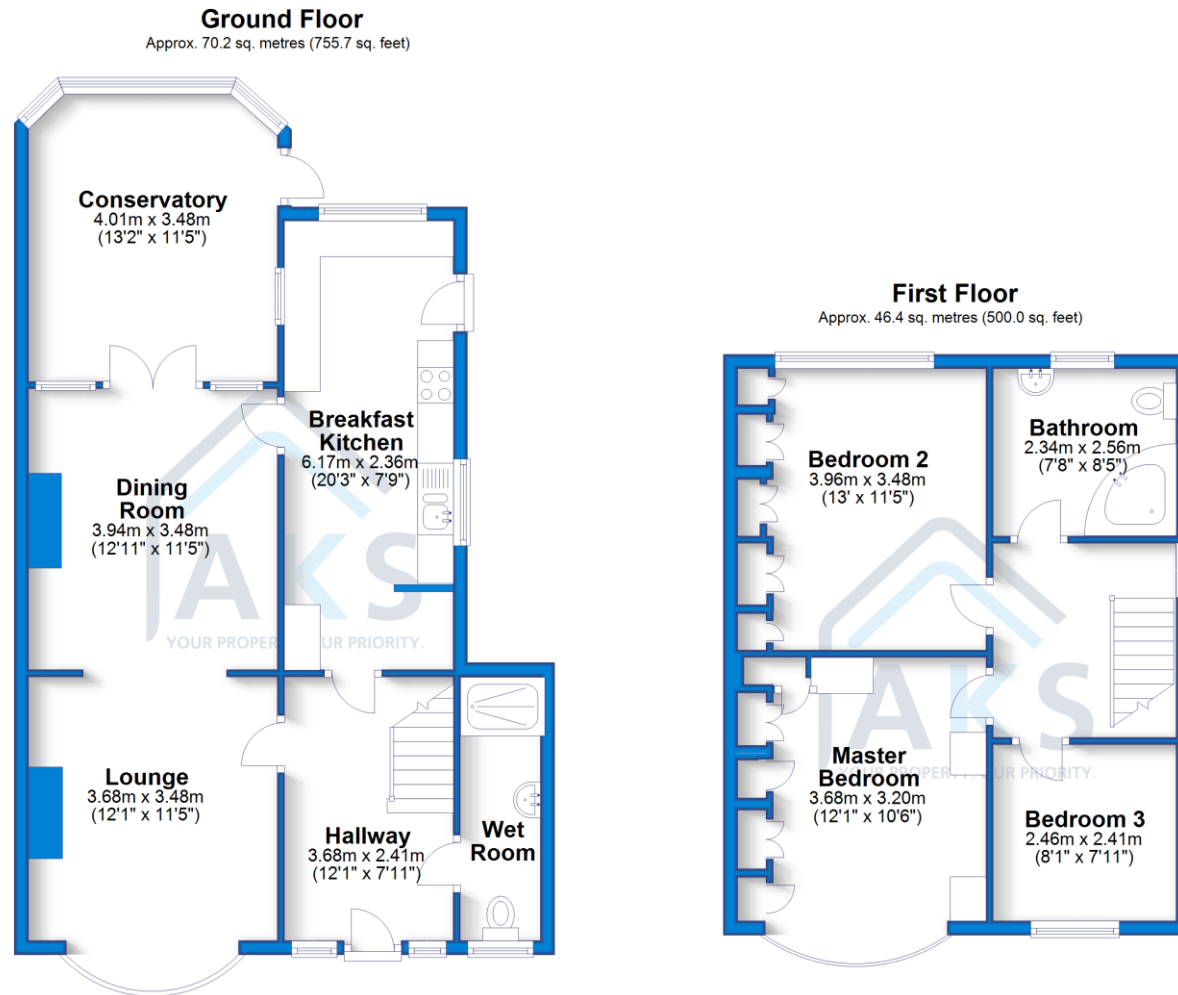


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.