



Archer Drive
Mickleover

Asking Price of £410,000



Archer Drive

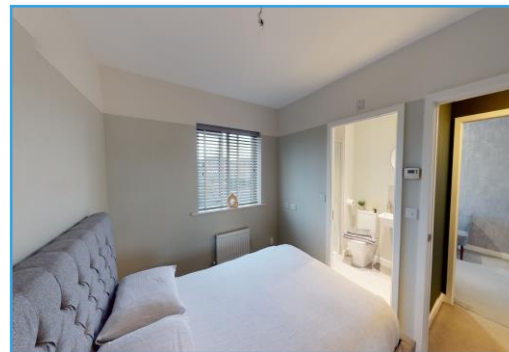
Mickleover

BEAUTIFULLY PRESENTED FOUR BED DETACHED HOUSE IN THE POPULAR MANOR FARM FIELDS LOCATION OF MICKLEOVER WITH DRIVEWAY AND GARAGE PARKING AND A LOVELY SPACIOUS KITCHEN DINER! With a great sized lounge, beautiful kitchen diner, a utility cupboard and WC on the ground floor and four bedrooms, an en-suite and a four piece family bathroom to the first floor, this makes a really lovely family home!

On entering the welcoming hallway, the lounge to the left is a fantastic size with a bay window allowing lots of light into the room as well as adding floor space. The kitchen diner is a beautiful space with plenty of worktops, integrated fridge freezer, oven, induction hob and dishwasher. There are patio doors out onto the garden. Also downstairs there is a WC, a storage cupboard and a utility cupboard allowing you to keep your washing away from your kitchen. Upstairs the master bedroom sits to the back of the house with built in sliding mirrored wardrobes. The en-suite consists of a shower, a wash basin and a WC. There are two further double bedrooms and a good sized single bedroom.

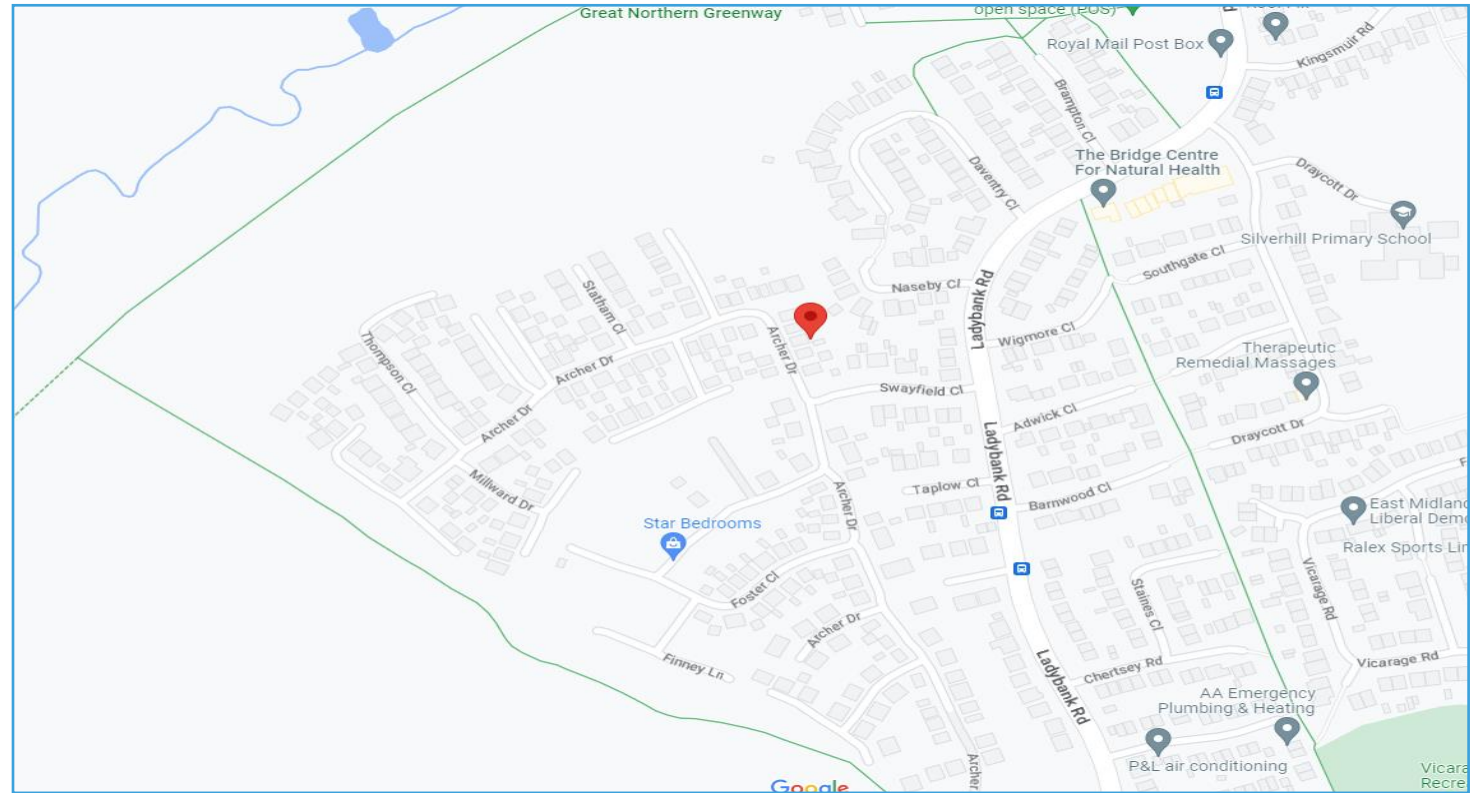
The family bathroom consists of a four piece suite, having a shower cubicle, a bath, a wash basin and a WC. Outside to the front there is a driveway for at least two cars running down the side of the house to the single garage. To the back there is a lovely garden with two patio areas for outdoor seating and an area of artificial grass.

Why you will love this home - Being tastefully decorated throughout and in a popular location in Mickleover, having four bedrooms and a spacious downstairs along with driveway and garage parking this makes a really lovely home!



Archer Drive Mickleover

Mickleover is a fantastic village for the whole family, full of essential amenities there are five primary schools throughout the village, which feed into John Port Academy in the neighbouring village of 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, restaurants, a bar, charity shop and takeaways. 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		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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

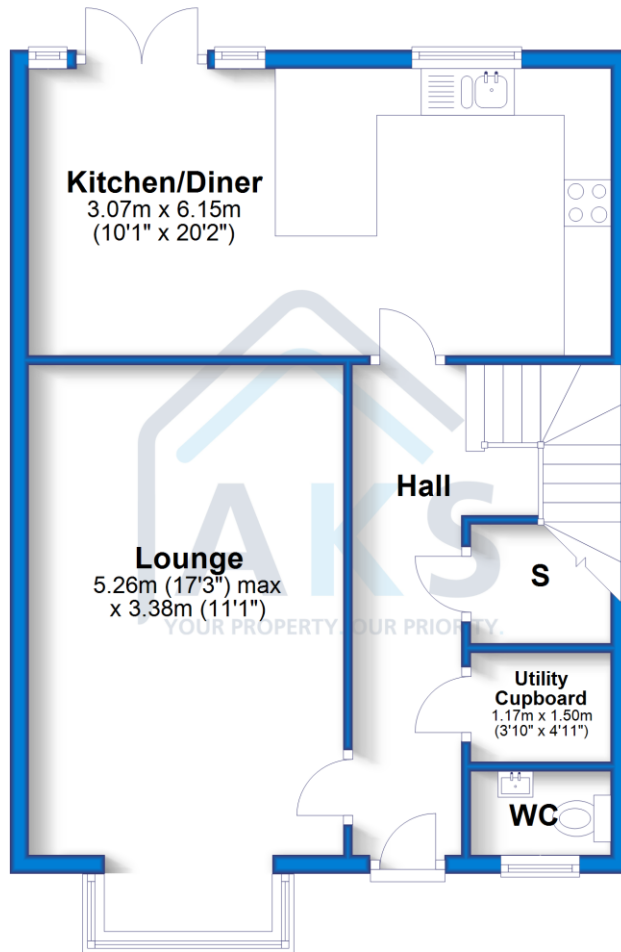
If you're thinking of selling, we'd love to help you.



The Floor Plan

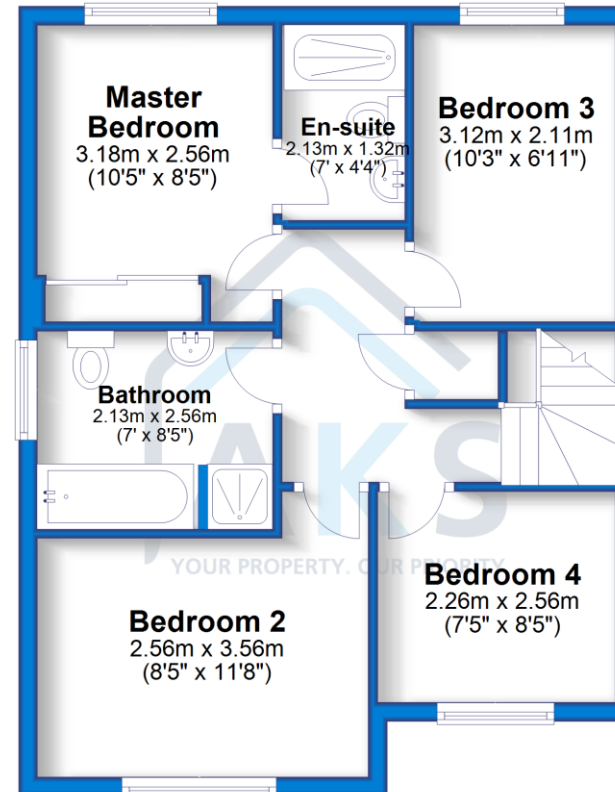
Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



Total area: approx. 99.7 sq. metres (1072.9 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.