

# Archer Drive, Mickleover

£360,000



This property at a glance:



Watch the video



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## Sam says:

*"This is a fantastic example of this type of house, it has been tastefully decorated throughout and has a lovely homely feel as soon as you walk in! The kitchen diner is a great social space for the family or friends to get together. The garden is also a great space and isn't overlooked! Location wise, it is a really lovely estate with the cycle track close by which is great for cycling and walking. The ample driveway parking and single garage just add to the many great features of this home."*



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## Did you spot...

How the home is presented like a showhome?



## A message from the seller:

*"Welcome to our house! Selling our beautiful home is bittersweet and something that has taken much time and consideration. This home was our first home together and the one which we welcomed our first child into so holds so many dear memories. Around five years ago this property was the perfect choice for us – its close proximity to the city centre, key travel routes for work, its edge of town location allowing you to soak up the tranquillity of village life, plus the added benefit of a short walk to the shops and local restaurants! As our family has grown, this home has evolved with us and the local parks, fantastic cycle routes and beautifully landscaped estate have been ideal when wanting to soak up the fresh air and get the little one practicing on his bike! We have established some fabulous relationships with our neighbours who have become an extended family during our time here – something that will be greatly missed! We have no doubt that the new owners of our home will start a wonderful new chapter in their lives at 60 Archer Drive!"*





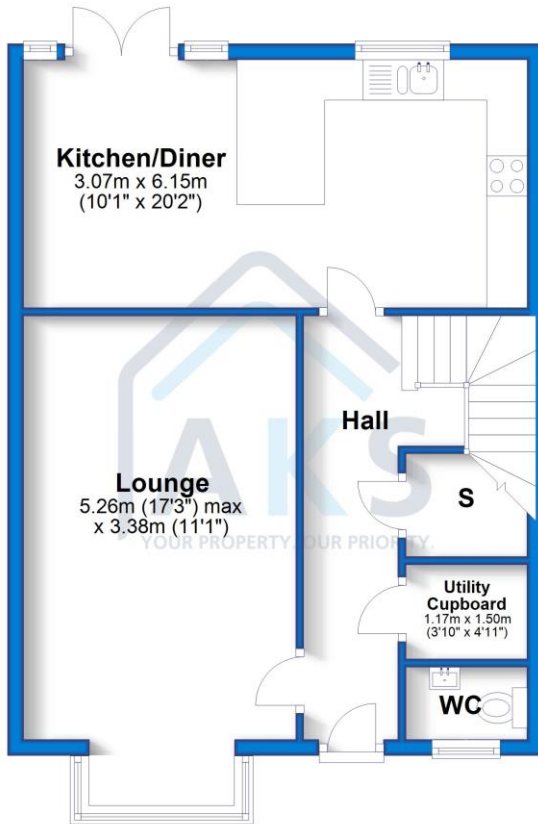
# Floor Plan



aksresidential.com

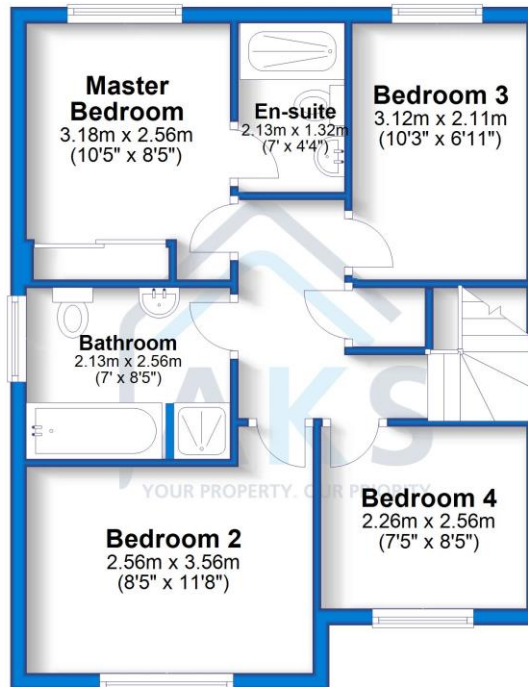
## Ground Floor

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)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Key Features:

- DRIVEWAY AND GARAGE
- EPC RATING B
- TASTEFULLY DECORATED THROUGHOUT
- FOUR PIECE BATHROOM
- GREAT LOCATION



## About the area:

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.



## Schools:

Five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

Click [here](#) to watch the property video

