



Western Road
Mickleover

£325,000



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THIS FABULOUS MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME HAS BEEN EXTENDED AND BEAUTIFULLY MODERNISED, GIVING SPACIOUS FAMILY ACCOMODATION WITH A DELIGHTFUL FINISH!

With a spacious driveway to the front for several vehicles, and having been extended to the rear with bi-folding doors out onto a great entertaining patio area and south facing garden, this is a fantastic family home you must view!

When entering the home, there is a larger than average light and airy hallway with 2 useful under-stairs storage spaces. From the hallway you can enter the living room which is to the front of the home and has a large bow window allowing the room to get plenty of sunlight light. The sellers have made a lovely feature of what was the traditional fireplace which enhances a relaxing space. To the rear of the home, there is a fantastic open plan, kitchen, dining and family area. Having been extended, this space really has something for the whole family. With a feature brick wall around the chimney breast,

the dining area has ample space for a large dining table and with it being open through into the family area, if you needed a larger table for the special occasions, it can still comfortably fit. With the family area having two velux windows and bi-folding doors out onto the south facing garden, natural light floods into the whole space. The kitchen area has a built in double electric oven and electric hob, a window overlooking down the side of the property above the 1 ½ sized sink and draining board. Off the kitchen, also as part of the extension,

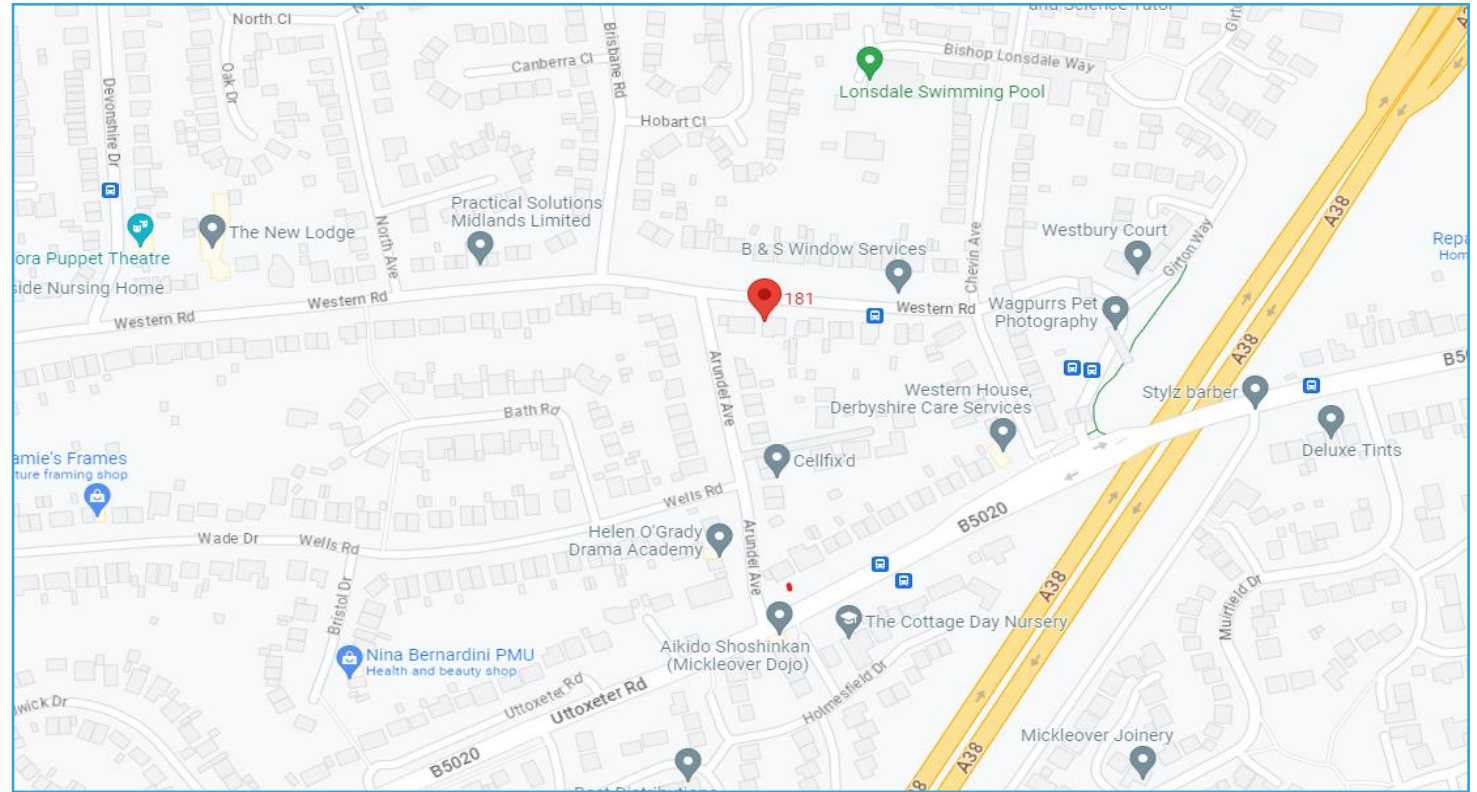


there is a spacious utility room which has a door out into the garden, space and plumbing for a washing machine, dishwasher and tumble dryer, full height freezer and access into the downstairs WC. Upstairs, there are three great sized bedrooms.

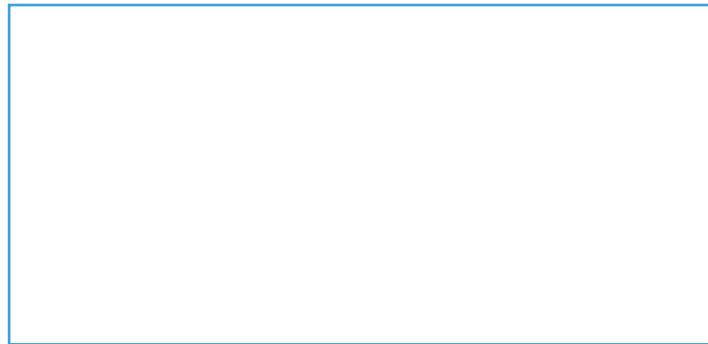


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Mickleover is a fantastic village for the whole family, full of essential amenities there are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwell. At the 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



Help for buyers

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



Help for sellers

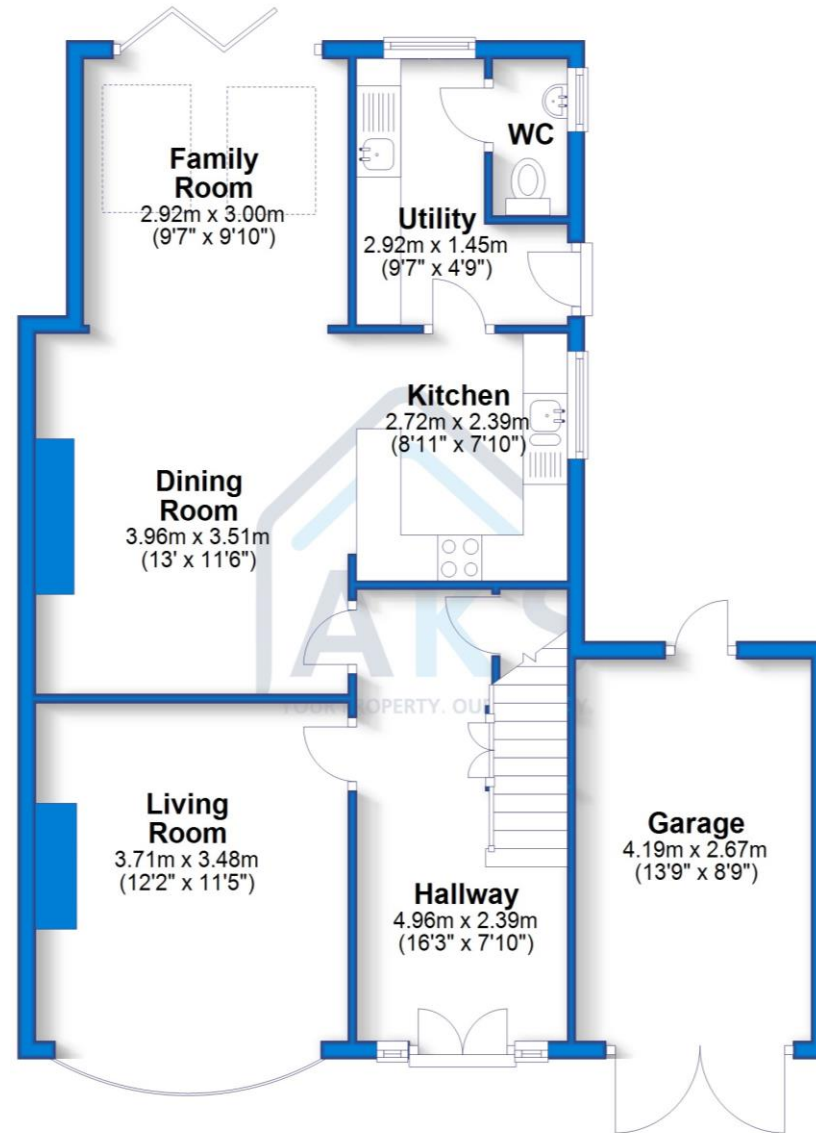
If you're thinking of selling, we'd love to help you.



The Floor Plan

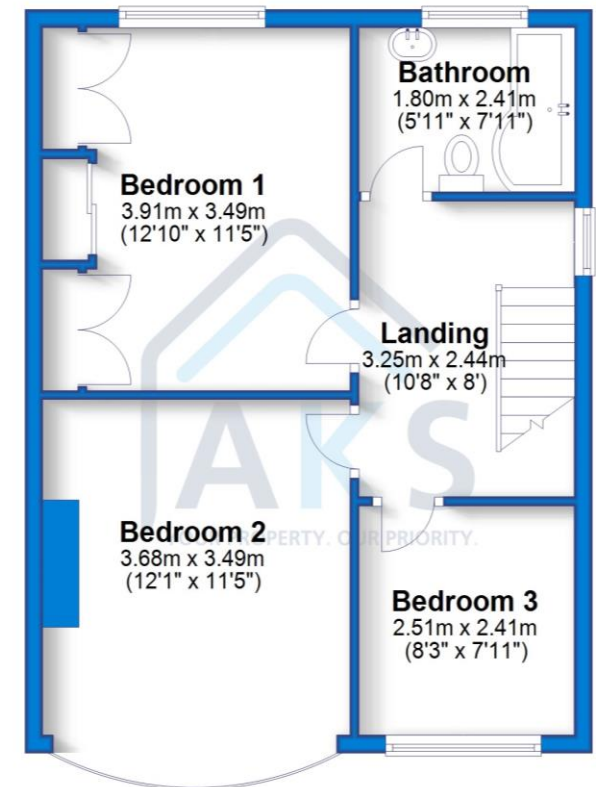
Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

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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.