

# Cherry Close

Mickleover, Derby, DE3 9DD

John  
German









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Offers in the region of £525,000

Substantial family home set on an exclusive cul-de-sac on the edge of Mickleover, within walking distance of a full range of amenities & easy access to major commuter routes. Ideally suited to large busy families with well laid out accommodation designed for family get togethers as well as providing for that all important space to escape.





Take particular note of the impressive master bedroom which is a true oasis from family life with plenty of sleeping and storage space as well as room to sit down and relax! The guest room features a full four piece bathroom en suite which is sure to impress the in-laws when they come to stay and there is a large extension to the rear of the garage originally intended as a home office or gym but offers great potential to create an annex space subject to the usual planning and building regulations approval of course.

Mickleover is a highly sought after suburb of Derby and provides a superb range of independent and larger shops, pubs, eateries and leisure facilities including Mickleover Golf Course which is in easy walking distance of the property. There is an excellent choice of local schools with Wren Park Primary School just around the corner as well as Ravensdale Junior School. Secondary Schools nearby include Littleover Community School, Murray Park Community School and Derby High School. For commuters Mickleover offers easy access to the A38/A50 and A52 road networks and there is an excellent local bus service.

At the front of the property is a double width driveway providing off road parking and car charging point, together with access to a double integral garage, decorative block paving also to the front provides additional off road parking potential. Entrance to the property is via an open storm porch with the main entrance door opening into a spacious entrance hallway with stairs rising to the first floor, doors leading off and wood effect flooring running through the ground floor living accommodation. Located off the entrance hall is a ground floor cloaks/WC. To the front of the property sits a useful study/second sitting room or playroom and across the hallway is an elegant lounge with a bay window overlooking the front elevation, feature fireplace and glazed double doors into the dining room.

The dining room is a lovely size ideal for large families and links through to a large uPVC double glazed conservatory. Also off the dining room and linking back to the main hallway is a breakfast kitchen fitted with a comprehensive range of base and eye level units with roll edge work surfaces, tiled splashbacks and inset one and a half bowl sink unit with mixer tap, built-in eye level double oven, five ring gas hob with extractor hood over, integrated dishwasher, fridge and freezer. The kitchen overlooks the rear garden and features a built-in under stairs pantry cupboard and a separate utility room fitted with matching units and plumbing for a washing machine.

From the hall, stairs lead to the first floor with doors leading off to the bedrooms and main bathroom which is fitted with a full four piece suite comprising low flush WC, corner bath, separate shower enclosure and a wash basin set in a vanity storage unit. The guest bedroom is a lovely double room fitted with a range of wardrobes and featuring a fully tiled en suite comprising low flush WC, panelled bath with shower over and a pedestal wash basin. There are three further double bedrooms, all with fitted wardrobes as well as a stunning master bedroom, again with fitted wardrobes and an ensuite shower room comprising low flush WC, pedestal wash basin and shower enclosure.

To the rear of the property with access from the front via a secure gate can be found an enclosed and low maintenance garden with a block paved patio area, outside power socket, courtesy door into the garage and fenced boundaries. There is a bespoke garden shed/man cave which provides great storage or hobby space with power connected. Built onto the rear of the garage is a generous home office/gym with French doors opening out onto the rear garden and window looking through into the garages. This bonus space offers great potential for a variety of uses depending on the new buyer's needs.

Viewing is necessary to truly appreciate all this wonderful family home has to offer.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21112023 **Local Authority/Tax Band:** Derby City Council / Tax Band E

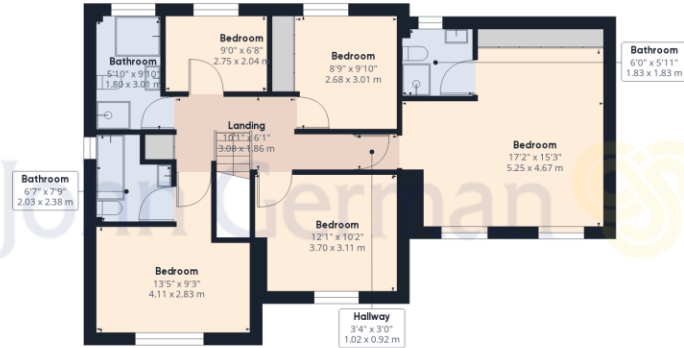




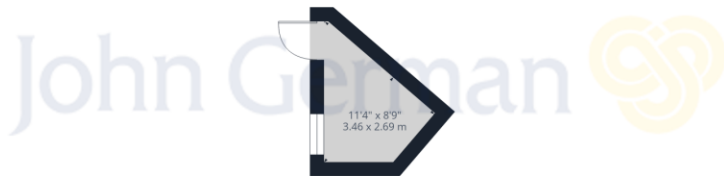




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2294.41 ft<sup>2</sup>


213.16 m<sup>2</sup>

Reduced headroom

11.74 ft<sup>2</sup>

1.09 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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