

Poppyfields Drive

Mickleover, Derby, DE3 9GB

John 
German





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£575,000

Palatial detached home located on a modern development in the centre of the vibrant and family friendly Mickleover village with impressive accommodation boasting 5 double bedrooms, 3 of which are ensuite and 3 well laid out reception rooms. Immaculately presented and refurbished by the current owner.

Located just off Western Road in Mickleover that is in the centre of this vibrant suburb of Derby which boasts a wide and varied range of enviable local facilities including shops and eateries, regular bus service to Derby city centre, comprehensive facilities at the Mickleover shopping centre, schools and recreational facilities as well as being within walking distance of The Royal Derby Hospital. It is within easy access of the major commuter routes both into Derby and further afield via the A38/A50/A52.

Entrance to the property is via a newly fitted composite entrance door which opens into an impressive hallway with a central staircase rising to the first floor and a useful understairs storage cupboard.

Double doors open into a spacious double aspect living room with a bay window overlooking the front elevation and French doors opening out onto the rear garden. A recently installed fireplace forms the focal point of the room with a living flame gas fire and a sleek modern surround with integrated accent lighting.

The living room connects directly with a large dining room also with French doors opening to the garden. From the dining room a second set of double doors connect into the kitchen which was fully refitted in recent years with a range of units in a modern stylish grey finish, a 1½ bowl inset sink unit with mixer tap over, quartz work surfaces incorporating a peninsular breakfast bar, inset gas hob with extractor hood above, built-in double oven and grill and microwave all in a matching housing unit, integrated dishwasher plus an integrated fridge freezer. Another set of French doors again lead out onto the rear garden whilst a side facing window over the sink ensures plenty of natural light.

The connecting utility room is a lovely size essential for large families having been refitted along with the kitchen to match. It has plumbing for an automatic washing machine, inset sink unit with base cupboard beneath, work surfaces over, tiled surrounds, complementary wall mounted cupboards. An entrance door opens to the side and a courtesy door into the garage.

Also off the entrance hall is a front facing study and a guest cloakroom fitted with a low flush WC and wash hand basin.

Stairs lead to a wrap around landing with doors off to the bedrooms and family bathroom. Starting with the master bedroom which is a stunning room full of natural light from double aspect windows, a long run of fitted wardrobes and it also features a fully refurbished en suite full bathroom comprising panel bath, pedestal wash hand basin, low flush WC and separate shower cubicle.

Bedrooms two and three are spacious double bedrooms sharing a Jack and Jill en suite shower room comprising vanity wash hand basin, low flush WC and shower cubicle. Bedroom two also has fitted wardrobes.

There are two further generous double bedrooms which share the family bathroom again having been fully refurbished with a full four piece suite comprising low flush WC, pedestal wash hand basin, panel bath with tiled surrounds and a separate shower.

Outside is an easy to manage private garden having lawns and borders offering a high degree of seclusion and privacy. There is a fore garden with a recently re-laid resin driveway providing ample off road parking leading to the double garage with power, lighting and an electrically operated up and over door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional. **Parking:** Drive and double garage. **Electricity supply:** Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band E

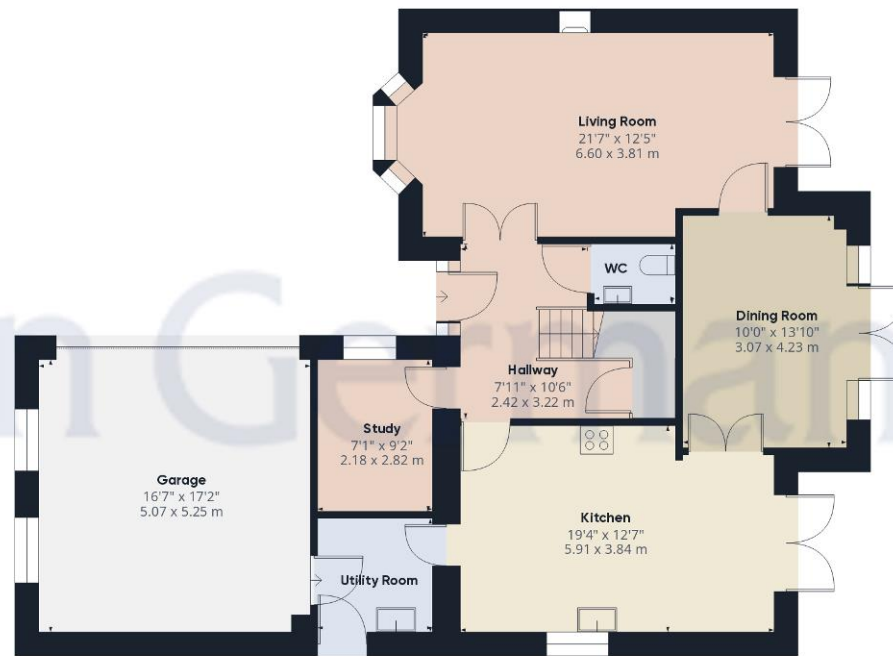
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derby.gov.uk

Our Ref: JGA/01022024

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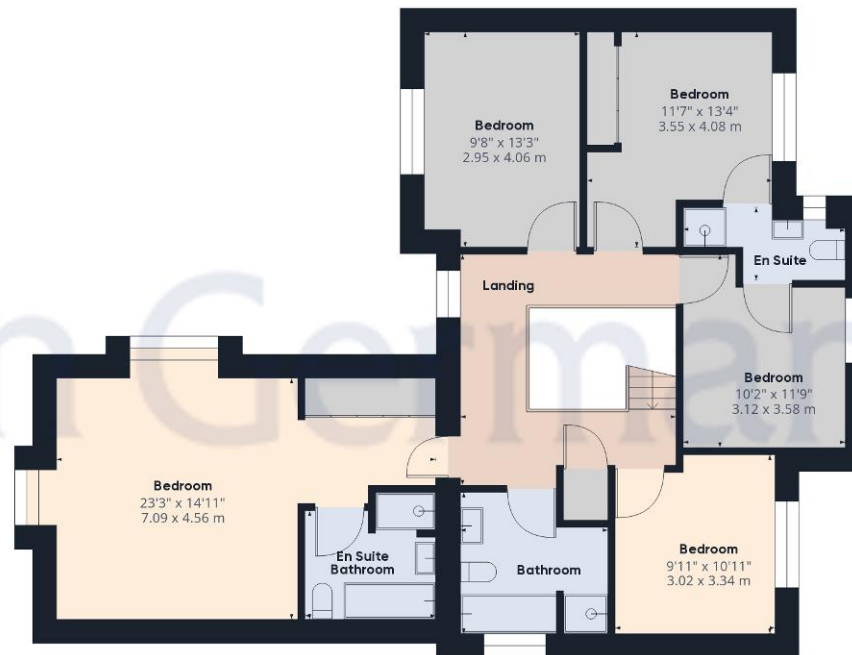


Ground Floor

Approximate total area[†]

2313.23 ft²

214.91 m²



Floor 1

Excluding balconies and terraces

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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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