

# Station Road, Mickleover

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Offers over  
**£585,000**



This property at a glance:



3



4



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3



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# Station Road, Mickleover



## Mikaela says:

*"The first detail that caught my attention about this home was the space it has to offer. There are 3 great sized reception rooms downstairs as well as an impressive and beautifully fitted kitchen diner and a guest WC. The various rooms downstairs lend themselves to work extremely well for a growing family as you could incorporate an office, a playroom and still have space available for a separate living room. The kitchen diner is just beautiful. It's modern and has everything you could wish for from a kitchen, such as integrated appliances, quartz worktops and access out to the beautiful garden. Upstairs, the bedrooms are an impressive size. The master bedroom has an en-suite larger than most, with a his and hers sink, WC and a double shower! I feel that the real selling point of this home is the garden. It wraps around the home with lots of lawn and separate areas for rest and play. At the front of the home, there's a large driveway with space for at least 3 vehicles parked in front of a garage and workshop. My favourite thing about this house is its location. It really is walking distance from anything you might need such as cafes and shops and is the ideal family home!"*



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**Did you spot...**

the three great sized reception rooms



## A message from the seller:

*We're very sad to be leaving this house which has become our home. We have put a lot of work into updating it and making it homely. Our son has very much grown up here, having been born shortly after we moved in. There's an excellent nursery on the doorstep too (Oak House). The house is in between two great parks with super playgrounds for little ones and in between some excellent primary and secondary schools. Nearby there's also a library, bank, post offices, hairdressers (an excellent salon - Creations) and many other amenities within walking distance, along with a bus stop into town right outside the garden gate"*





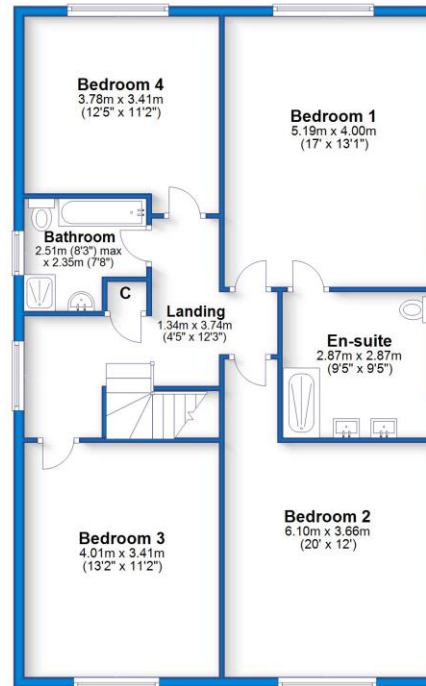
**Ground Floor**

Approx. 137.4 sq. metres (1478.5 sq. feet)



**First Floor**

Approx. 98.5 sq. metres (1060.4 sq. feet)



Total area: approx. 235.9 sq. metres (2538.9 sq. feet)



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# Energy Performance Certificate

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>83</b> |
| (69-80) <b>C</b>                                   | <b>73</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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## Key Features:

- BEAUTIFUL LARGE GARDEN
- GREAT LOCATION CLOSE TO MICKLEOVER CENTRE
- EPC RATING C
- 3 GREAT SIZED RECEPTION ROOMS
- LARGE KITCHEN DINER
- LARGE EN-SUITE WITH DOUBLE SINK



## About the area:

Mickleover is a fantastic village for the whole family, full of essential amenities. 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



## 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 **Mikaela** call **01332 30 30 30**

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

