

Harper Drive

Mickleover, Derby, DE3 0AE

John German





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£300,000

Stunning three-storey semi-detached family home located on this very popular modern development. Lovely very practical layout with a bay fronted lounge, open plan dining kitchen, ground floor WC, spectacular master suite with en suite, two further double bedrooms and a family bathroom.



This stunning new David Wilson Homes development is conveniently located a short distance from Mickleover's local shops, highly regarded schools, public transport routes, and amenities. The development features plenty of lovely green spaces and family friendly parks linking up with local walking routes. Excellent road connections via the A38, with links to the A50, M1 motorway, and East Midlands Airport.

Entrance to the property is via an entrance hall with wood effect flooring which runs throughout the ground floor living spaces. The ground floor cloakroom is fitted with a low flush WC and a wash basin with tiled splashback.

The living room features a lovely bay window overlooking the front elevation and useful built-in storage. Moving through to the inner hallway with stairs rising to the first floor.

The dining kitchen runs along the rear of the property fitted with a full range of high gloss base and eye levels units, wood effect worksurfaces, tiled splashbacks, inset one and a half bowl sink unit with mixer tap, integrated dishwasher, washing machine, fridge and freezer, eye level oven and a four ring gas hob with extractor hood over. A window and matching French doors overlook the rear garden and there is a generous dining space remaining.

On the first floor the central landing has fitted carpets that extend throughout the first and second floor excluding the bathrooms. Doors lead off to two double bedrooms and a family bathroom which is fitted with a modern three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with a shower over and glass shower screen. The bathroom has a window to the rear, extensive tiling, vinyl flooring and a chrome heated towel rail.

Off the first floor landing is a small lobby with stairs rising to the second floor master bedroom providing potential storage or a small study area if needed.

The master bedroom is a stunning space with a panelling effect on the rear feature wall, an attractive dormer window to the front and two skylights to the rear which fill the space with natural light making it a lovely calm retreat. The en suite is fitted with a double shower enclosure, a low flush WC, a pedestal wash basin, chrome heated towel rail, tiling to splashback areas and vinyl flooring.

Outside the property is set back from the road in a slightly elevated position behind a lawned frontage with an attractive stone front wall. There is a tarmaced driveway along the side of the property providing ample off road parking as well as access to a brick built detached garage. An electric car charging point is located on the driveway and gated access leads to the rear garden.

The rear garden has been landscaped with a spacious paved patio leading onto a lawn and raised planters with integrated exterior lighting. There is a row of attractive braided willow trees along the rear of the garden providing an attractive outlook and additional privacy.

Note: There is an estate management fee of £181 per annum to Encore Estates.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

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: South Derbyshire District Council / Tax Band C

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

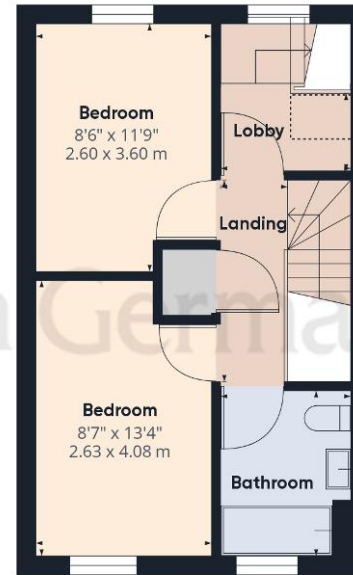
Our Ref: JGA/261122024







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1007.52 ft²
93.6 m²

Reduced headroom

38.14 ft²
3.54 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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