

Offers in excess of
£475,000



This property at a glance:



Watch the video



Linnet Hill, Mickleover



Sam says:

"I think this is a fantastic family home throughout. Not only is it in probably the most desirable area of Mickleover, it has also been adapted downstairs to really compliment family life. The whole house feels so welcoming including the hallway as you enter the home. There is a through lounge diner that has double doors between so it can be 2 separate rooms if you wish. The bay window in the lounge floods the room with natural light. There is then sliding doors from the dining room onto the garden. The kitchen is a great size, overlooks the back garden and has an integrated dishwasher, double oven and induction hob. There is room for a large American style fridge-freezer. The kitchen then leads through to a utility room which has space for a washing machine, tumble dryer and also benefits from having a sink. The double garage was converted into two separate rooms, one currently being used as another sitting room which is great if you have children and the other is being used as a large office! There is a downstairs WC. Heading on upstairs the bedrooms are all fantastic sizes. Bedroom one is huge with lots of built in wardrobes and storage. The bay window really makes this room! There is then a larger than average en-suite shower room. There are three further double bedrooms, one having another en-suite and one having fitted wardrobes. The family bathroom is impressive, being spacious and having a large jacuzzi bath with overhead shower. Outside the garden is a lovely private space, having 2 tiers and views over fields. This property really does make a fantastic versatile family home!"





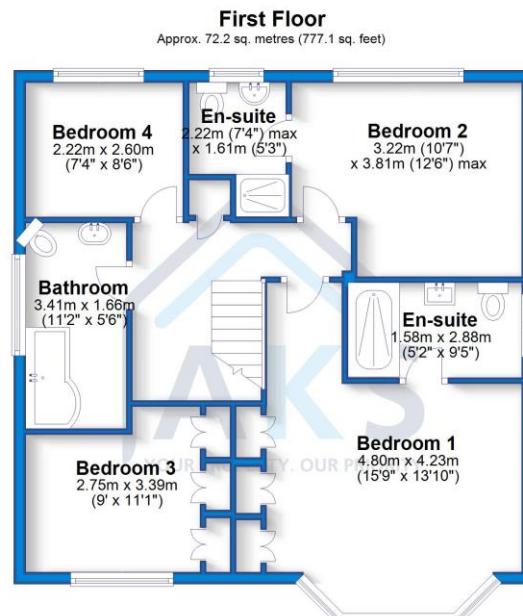
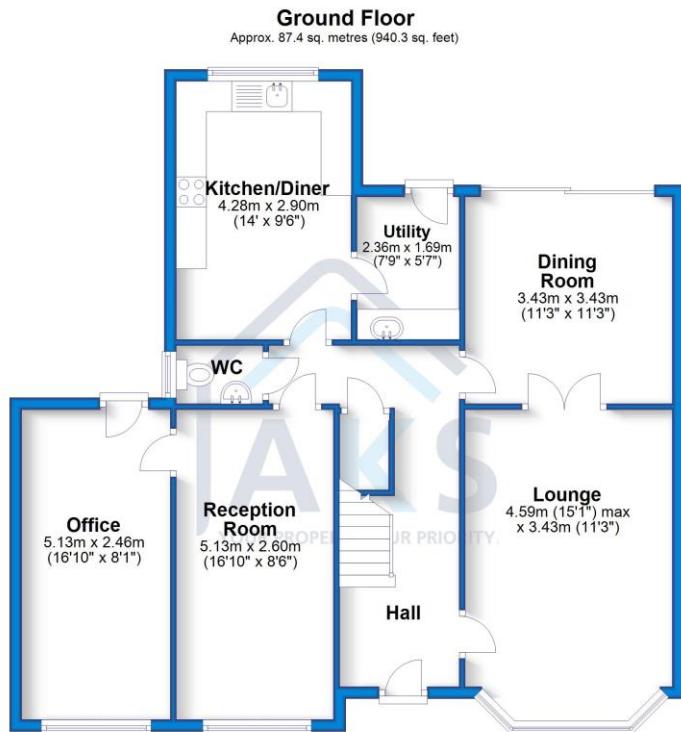
Did you spot...

The beautiful fields to the back of the house?



A message from the seller:

"We have reluctantly decided to downsize now that our children have left home, we have loved living here, it is a beautiful quiet area and we have great neighbours. It is an ideal location for transport links such as the A38 and the A50. We are also within walking distance of the local amenities including shops, pubs, restaurants and schools, we are in the catchment area for John Port Spencer Academy. We know another family will be as happy as we have been here"



Total area: approx. 159.6 sq. metres (1717.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Key Features:

- DESIRABLE LOCATION
- CONVERTED DOUBLE GARAGE INTO TWO EXTRA ROOMS
- 2 EN-SUITES
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PARKING FOR 3 CARS
- EPC RATING C
- FANTASTIC FAMILY HOME



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. There is easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



Schools:

There are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwall.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

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

