



John German

A very attractive modern home in a highly convenient and popular location, excellent amenities in Mickleover village and access to countryside, along with Derby centre.

£230,000



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A canopy porch with composite multi lock entrance door leads to the entrance hallway which has quality LVT wood effect flooring throughout the ground floor and stairs leading off with balustrade.

The living room is spacious and light with the LVT flooring and a useful deep under stairs storage cupboard.

To the rear is a dining kitchen which is equipped with an attractive contemporary range of base and wall units surmounted by worktops with inset 1.5 bowl composite sink and chrome mixer tap with tiled splashbacks. There is a range of quality Bosch appliances comprising a ceramic electric hob with tiled splashback and stainless-steel extractor hood over, matching built under electric fan oven, integrated fridge freezer and dishwasher together with wide picture windows with inset double glazed French doors opening out onto the rear garden.

Off the kitchen is a utility with appliance space having plumbing for washing machine, surmounted by worktop together with cupboard housing the gas fired boiler. Off the utility room is a cloakroom with low level WC and wash hand basin.

To the first floor is a landing with balustrade and access to the part boarded loft with drop down ladder and light. There is a front facing principal double bedroom with useful built in cupboard, fitted with shelves and hanging rail together with decorative part panelled wall feature.

The double bedroom to the rear has LVT flooring and comes with an en suite shower room fitted with Roca suite comprising tiled shower with thermostatic fitment, glazed enclosure, WC, wash hand basin and tiled floor.

Furthermore, there is a luxury bathroom, again equipped with a Roca suite comprising bath in tiled surrounds with mixer tap and shower fitment, glazed screen, wash hand basin, WC, heated towel rail and this has a lovely LVT herringbone style oak floor feature.

To the front is a broad side by side driveway for two cars with ornamental border and electric vehicle charge point. There is a rear gated pedestrian access leading to the enclosed garden with paved patio and pathway, lawn and further decking patio. There is also an outside tap.

Agents note: The vendor of this property is related to a member of staff at John German.

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: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 B

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

Our Ref: JGA/22042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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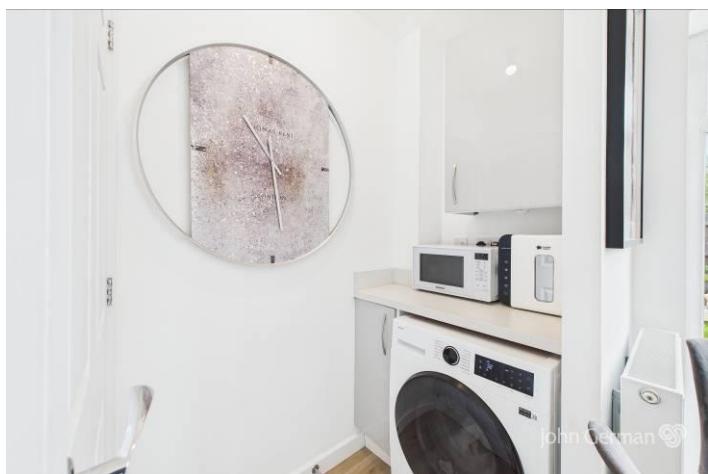
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Agents' Notes

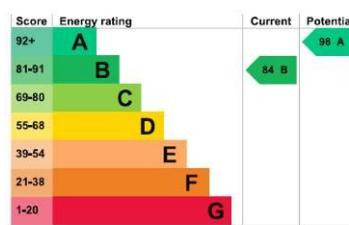
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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