

Clifton Drive, Mickleover

aksresidential.com

£265,000



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This property at a glance:



Clifton Drive, Micklegate



Sam says:

"This is a wonderful family home in a sought after location of Micklegate. The local amenities are just a stone's throw away that includes a convenience store, hairdressers, take aways, vets, a pharmacy and more. Inside there is a welcoming hallway with space for shoes and coats. The lounge through diner is a great space with a large bay window, a feature fireplace and patio doors out onto the lovely garden. The kitchen is modern with lots of work surface, cupboards, integrated oven and hob and a door out to the back garden. Upstairs there is a spacious landing, two fantastic sized double bedrooms, bedroom one having a large bay window. There is a third single bedroom with a small bay window which adds character. There is a modern family bathroom with an overhead shower. Outside there is parking for at least three cars and a single detached garage that has electricity connected. The back garden is a lovely space with a patio area with room for furniture to sit out and enjoy. There's a large grass area with planter borders and established trees. We think this is a fantastic family home in a great location!"

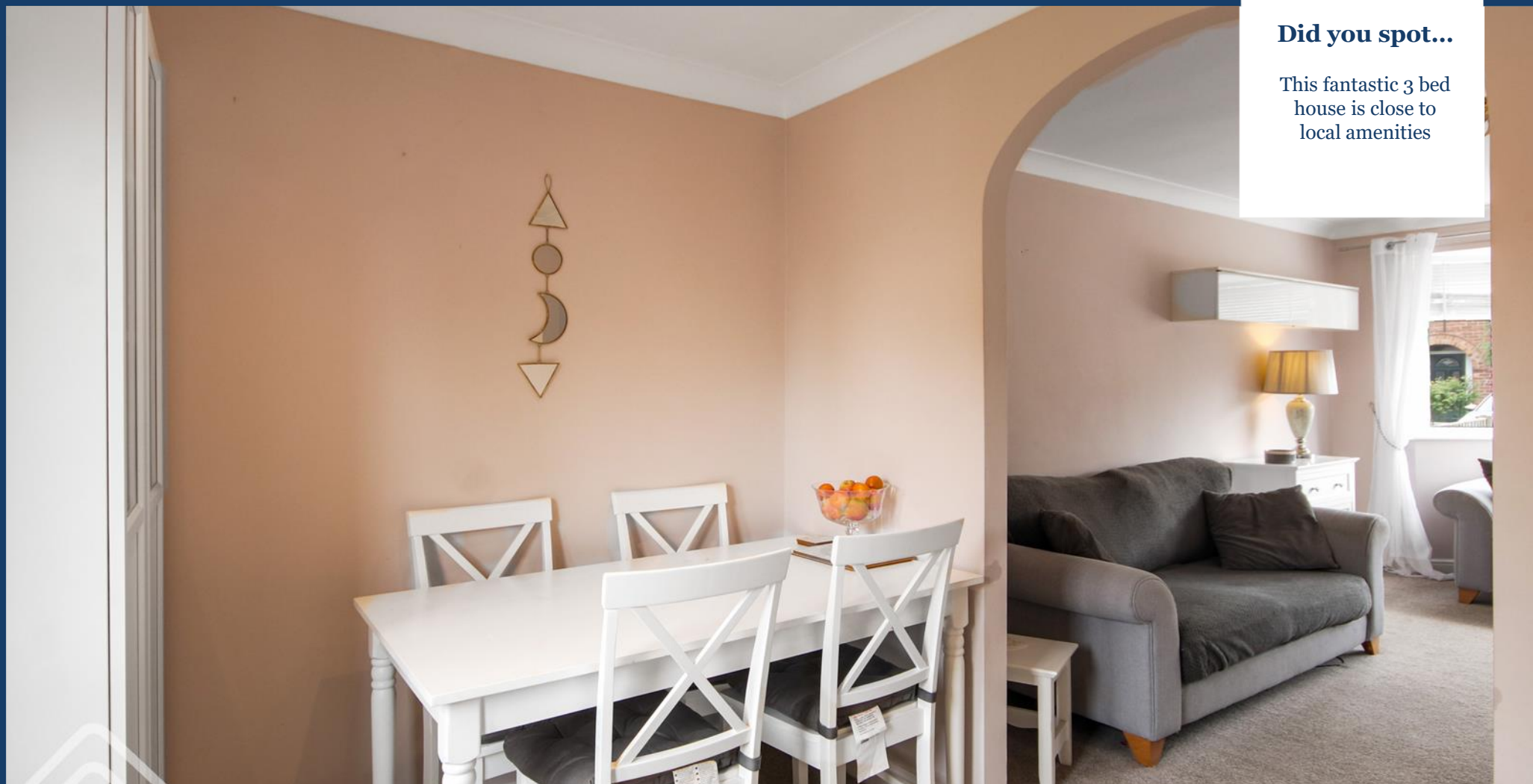
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Did you spot...

This fantastic 3 bed house is close to local amenities



A message from the seller:

"Clifton Drive has been a great place to live! The neighbours are friendly and there's a great feel of community. The local shops just being round the corner has been really helpful and nice not to have to jump in the car all the time! We can recommend the take-aways too! The house itself has been perfect, we love how light and bright it is throughout and we have enjoyed many evenings in the garden! We know whoever buys it will be very happy here."

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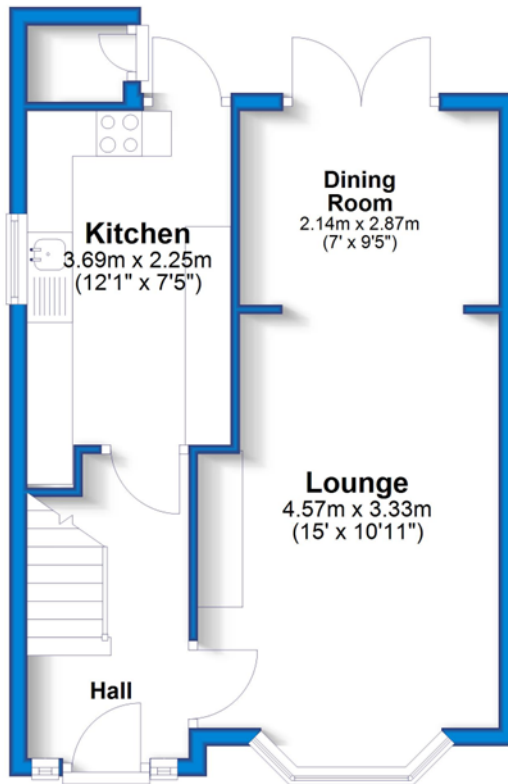


Floor Plan

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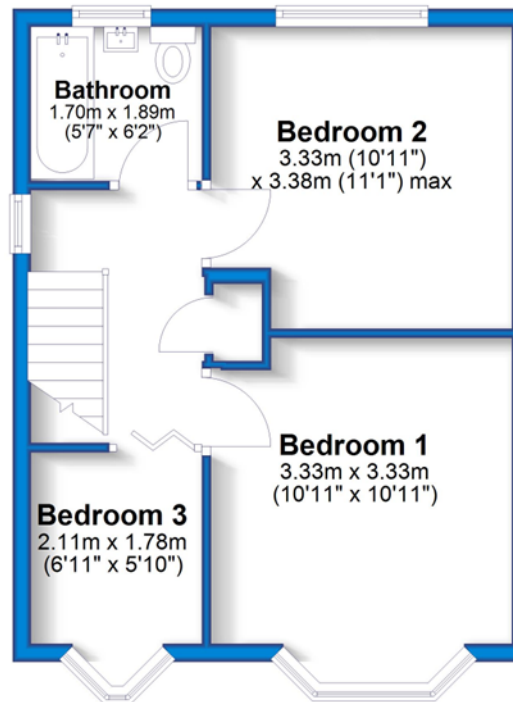
Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 73.6 sq. metres (792.0 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- FANTASTIC LOCATION
- CLOSE TO LOCAL AMENITIES
- GARAGE AND DRIVEWAY PARKING
- BAY WINDOWS
- GREAT SIZED GARDEN
- EPC D



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 Etwell.



300+ 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

