

# Hedingham Way, Mickleover

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Offers in excess of  
£250,000



This property at a glance:



1



2



1



3



C



Watch the video



# Hedingham Way, Mickleover



## Mikaela says:

*"This is a really lovely bungalow in a great location. You can tell this bungalow has been loved and cared for over the years. The living room is a bright, welcoming and comfortable space, with a feature fireplace and sliding doors into the beautiful garden. The kitchen area has plenty of worktops as well as space for all of your appliances, with windows looking out to the back and the side, the light really flows through this room.*

*The main bedroom is a great size double, with plenty of built in storage, looking out to the street at the front of the property, the second bedroom is also a really good size with large fitted wardrobes. A great feature in this bungalow is the modern family shower room, with its large glass screen dividing the shower from the rest of the room, accessibility has clearly been considered.*

*The garden really is a lovely, peaceful space, full of gorgeous mature shrubs, bushes and trees.*

*The single garage is at the bottom of the driveway with a side door opening out into the garden, making this a really useful space for storage. This is a lovely bungalow in a fantastic area not to be missed!"*



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**Did you spot...**

This 2 bedroom bungalow has a single garage and driveway parking



## A message from the seller:

*"This bungalow has been a wonderful retirement home for my parents, since moving here in the early 1980's. The location with so many shops, activities & a regular bus route within walking distance helped them settle into the "Mickleover Village" environment with ease. The local neighbours have always been supportive & friendly, particularly after my father was left on his own. Nothing was ever too much trouble for them. It is now time for someone else to enjoy life here & I hope that whoever buys the bungalow will be as happy here as my parents were."*





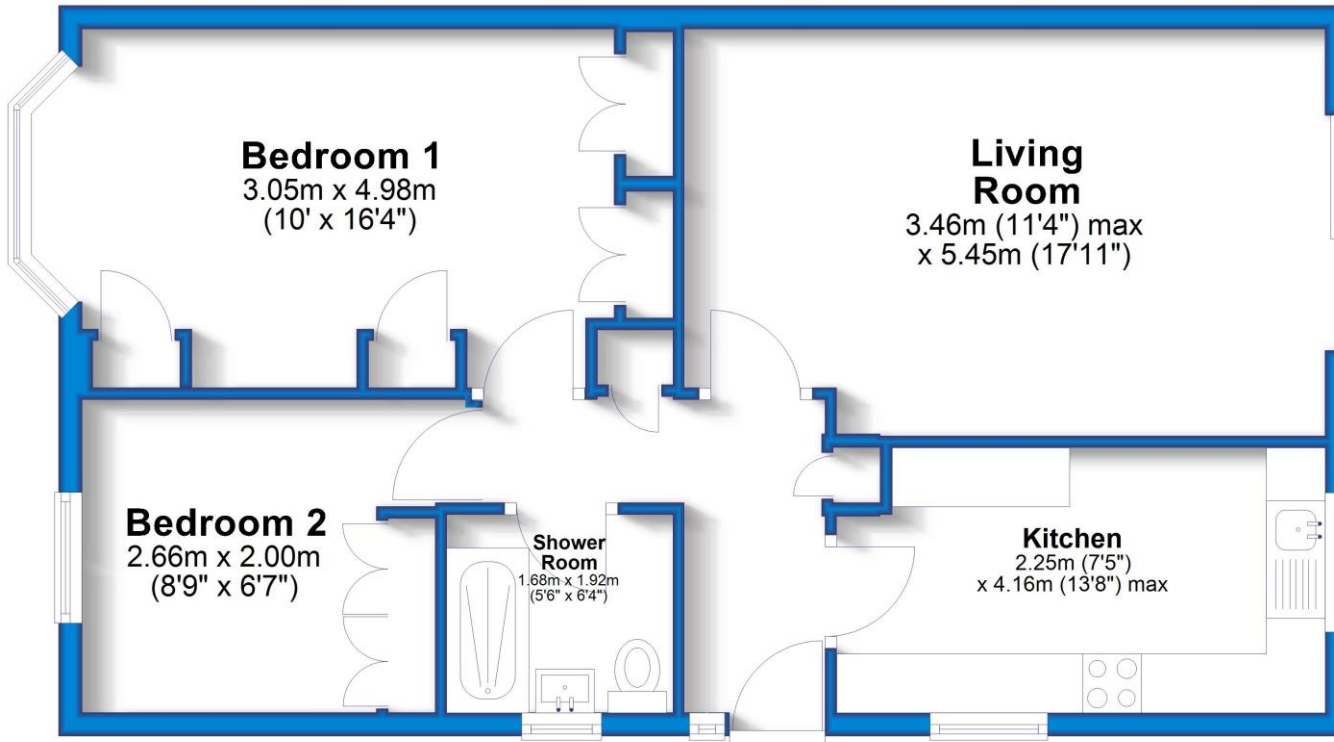
# Floor Plan



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## Ground Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



Total area: approx. 61.7 sq. metres (663.8 sq. feet)



## 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>86</b>
(69-80) <b>C</b>	<b>69</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	



## Key Features:

- DETACHED 2 BEDROOM BUNGALOW
- LONG DRIVEWAY LEADING TO SINGLE GARAGE
- BEAUTIFULLY MAINTAINED GARDEN
- GREAT LOCATION CLOSE TO LOCAL AMENITIES
- EPC RATING C



## 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:

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



200+ 5 star Google Reviews



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 view the property video.

